

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 4, 2003

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*

SUBJECT: SUPPLEMENTAL REPORT ON THE REUSE OF THE ALEXANDRIA RESIDENTIAL CARE HOME (ARCH) FACILITY

ISSUE: Consideration of supplemental report on the reuse of the Alexandria Residential Care Home (ARCH) facility at 716/718 North Columbus Street.

RECOMMENDATION: That City Council receive this supplemental report to the May 13, 2003, docket memorandum on the reuse of the ARCH facility and approve the reuse of the ARCH facility as a Mentor Foster Home. This reuse option will provide a foster home residence in Alexandria for four youth who otherwise would live outside the City. It will provide significant assistance to older foster care youth as they progress out of foster care toward independent living. It will enable the resident youth to take far better advantage of City supportive services (including those that will be provided by DSS staff working out of the facility) than if they were residing outside of Alexandria. It will enable the resident youth to maintain for more meaningful contacts with relatives, schoolmates, and friends in the City than if they were living outside of Alexandria. Also, under this reuse option the ARCH property will remain in City ownership, thus not precluding other City uses in the future.

BACKGROUND: On April 22, Council approved the recommendation to close the ARCH assisted living program effective once the current residents have been relocated, and to hold a public hearing on the reuse of the ARCH facility.

Council held the public hearing on May 17 in order to receive comments on the two reuses of the ARCH property proposed in the April 22 docket item, Homeownership and a Mentor Foster Home program. Also at the public hearing, Mary Riley, on behalf of the Community Services Board, proposed a third reuse, a Safe Haven for homeless mentally ill City residents. This third option was the only public comment. Council members asked why the Mentor Foster Home use was limited to four youth, since the size of the Columbus Street property could accommodate additional youth. Several Council members also commented that the need for foster homes in Alexandria is critical. Staff was asked to return to Council, with more information on the Safe Haven program and clarification of the number of youth to be served in the Mentor Foster Home. Staff also said they would have a meeting with the neighbors of ARCH to discuss the three options.

DISCUSSION: This supplemental report includes a discussion of a Safe Haven, discussion of the number of youth to be served in the Mentor Foster Home, and a report on the neighborhood meeting held in the ARCH on May 29. It does not report the discussion of homeownership and Mentor Foster Home options in the prior attached docket memoranda (Attachment 1).

Safe Haven Program

This program is designed to fill a gap in Alexandria's services for homeless people with mental illness and sometimes co-occurring substance abuse disorders. The needs of many homeless people with these disorders frequently cannot be met with traditional outreach and shelter services. These individuals are among the most vulnerable of our citizens. They are often chronically homeless, have medical and dental needs, and are often involved in "nuisance" type crimes (panhandling, public drunkenness). Traditional shelter and treatment services have not worked for this population due to the structured nature of these standard services. Safe Haven programs offer an alternative to these services, a homelike atmosphere with a strong emphasis on nurturing and support rather than demanding compliance with treatment. Typically, Safe Havens provide residential and support services for approximately seven or eight individuals at any one time. This model has proven to be highly successful with individuals who are homeless and have mental illness and/or substance abuse problems. There are two successful Safe Haven programs in Northern Virginia (Susan's Place in Arlington and Max's in Fairfax).

The Safe Haven program could be located at the ARCH facility, or in the Community Services Board (CSB) property at Columbus and Wythe Streets (or another CSB property) and the residents at Columbus and Wythe (or other property) could be moved to the ARCH facility. In either of these scenarios, the renovation costs of the ARCH are estimated to be between \$200,000 and \$300,000. The Columbus and Wythe program is a single facility housing seven individuals who were previously homeless and are also diagnosed with mental illness and/or substance abuse problems. Although there were some initial concerns from the neighborhood about the Columbus and Wythe program when it opened ten years ago, there have been no complaints from neighbors for many years. No individuals would be permitted at the Safe Haven who are assessed to present a risk to themselves or others. If such an assessment were made, the individual would be transported to a treatment facility.

If the Safe Haven were located at the ARCH facility, there would always be at least one staff member on site 24 hours a day, seven days a week. The nature of the relationship is one of support and encouragement. However, if a resident presents a danger to self or others, the CSB has emergency services staff that assist in getting the resident hospitalized. The goal is for residents to participate fully in their recovery process. Thus, they would have access to outpatient services, detoxification, day treatment, crisis intervention, and other rehabilitation services. The philosophy of the Safe Haven model is oriented more towards support than rules. However, similar to other mental health programs, there are rules regarding safety, and there are consequences for breaking those rules (e.g., hospitalization, removal from the program).

A Safe Haven at the ARCH facility calls for the facility to be two units of supervised apartments

(it would not be a group home). CSB apartments are licensed in aggregate (not by individual apartment) by the Virginia Department of Mental Health, Mental Retardation, and Substance Abuse Services. During the course of establishing many residential programs during the past 20 years, MH/MR/SA has successfully established neighborhood advisory groups. Staff meet with the advisory groups on a regular basis to ensure that neighbors have immediate access to staff for a timely response to any concerns.

The Community Services Board believes that the need for a Safe Haven is evidenced by the fact that in January of this year there were 515 homeless people in the City of Alexandria, 113 of whom were unsheltered. Surveyors identified 19 persons who, with targeted outreach, would be willing to participate in a Safe Haven program. In response to the needs of this homeless population, the City identified housing and support services for difficult-to-serve chronically homeless persons as a high priority in the adopted FY 2000 - FY 2005 Consolidated Plan for Housing and Community Development. In turn, the CSB has emphasized the need to provide housing and other services for the chronically homeless. Creating a Safe Haven program has also been identified as a priority objective of Alexandria's Homeless Services Coordinating Committee, a coalition of 42 public and private homeless service agencies, faith-based organizations, businesses, and individuals interested in alleviating homelessness in Alexandria.

The CSB is preparing a grant application to the U.S. Department of Housing and Urban Development (HUD) to establish a Safe Haven to serve up to eight residents at any one time. The grant would also permit additional outreach services to other homeless persons on the streets. Annual operating costs are projected at approximately \$525,500. While HUD funding for operation costs is available this year for Safe Haven projects, there is no assurance that this level of funding from HUD will be available in the future.

If the grant is awarded to Alexandria, HUD will provide between 75% and 80% of the operating funds for this project, on an ongoing basis, with the match funding coming from Medicaid and client fees. No funding is expected to be required from the City for annual operating costs. The HUD Technical Assistance Center has agreed verbally to the concept of moving Columbus and Wythe residents to the ARCH facility and using the Columbus and Wythe property for a Safe Haven. The Columbus and Wythe property must remain a permanent housing site, and Safe Haven is considered permanent housing by HUD.

The HUD grant application also includes funding for capital costs (i.e., acquisition and rehabilitation) but, in this case, a 50% local match (approximately \$100,000 - 150,000) is required. Possible sources of funding for the local match are the Housing Trust Fund, Home Investment Partnerships Program (HOME) funds (pending a determination of eligibility from HUD), or a low interest loan from the Virginia Housing Development Authority or the Virginia Department of Housing and Community Development. To obtain the 50% HUD grant, HUD requires that the facility continue to be used to provide permanent beds for homeless individuals. Also, the funds can not be used to renovate an existing permanent housing facility for the homeless.

Mentor Foster Home

The number of youth in the Mentor Foster Home was limited to four for two reasons:

State foster home standards. First, place the maximum number of children in a home with one foster parent at four, with an exception to this maximum granted for a sibling group.

Second, the ARCH will only support a foster home for four youth. The ARCH property has nine bedrooms (not ten as previously reported) with bed space for ten persons. Of the nine bedrooms, four are about 9' x 10'. The remaining five bedrooms range in size from 10' x 11' to 13' x 14.5'. The five larger bedrooms plus one of the smaller bedrooms would be used for the four youth, one mentor and one respite mentor. The three remaining small bedrooms would be used for study and storage space. Although the youth will utilize the common areas of the facility for socializing, it is important that the bedrooms be their own private space. This program is designed to assist these youth in developing the ability to live independently, assume responsibility for the care and maintenance of their own living space, organize their time to meet work and school responsibilities, and develop effective personal management skills.

Homeownership

As discussed in previous docket items, the homeownership option involves converting the existing property into two townhouses and offering them for sale to low or moderate income first time home buyers.

The two townhouses are different in size: 716 N. Columbus Street has a larger rear addition with a basement beneath, while 718 N. Columbus was a smaller, three-bedroom house originally. After meeting with the neighbors and hearing their comments, one option would be to sell the smaller townhouse (718) to a public employee employed either by the City or the Alexandria City Public Schools and the larger townhouse (716) to a household from the Alexandria Redevelopment and Housing Authority's Section 8 program (perhaps using Section 8 homeownership) or public housing programs.

Neighborhood Meeting.

On May 29, a neighborhood meeting was held at the ARCH to present the three proposals for the reuse of the facility. There were nine neighbors present representing 5 households, one representative from the Inner City Civic Association, and one representative from St. Joseph's Church. City staff from the Departments of Mental Health, Mental Retardation and Substance Abuse and Human Services and the Office of Housing presented the three options. Comments from the meeting are summarized below:

1. Homeownership

The overall consensus was that homeownership was the most acceptable option. Some expressed a preference for market rate homeownership, but felt affordable homeownership was the best of the three options. In addition, suggestions were made that purchasers be public employees, with

a preference for police officers, that renters on the block where the ARCH is located be given first preference, that the neighbors have input into the selection criteria for the buyer and the type of affordable housing, and that the affordable housing remain affordable upon subsequent resale.

2. Mentor Foster Home

The Mentor Foster Home was considered by the neighbors to be a viable second option if: a neighborhood advisory committee were formed and proposed selection criteria and rules of operation were strictly followed. Issues raised about the foster home, which were addressed at the meeting, included: (a) four youth are too few given the size of the ARCH (staff explained the licensing requirements discussed in this memorandum); (b) the supervision of the young adults (staff explained that supervision) will occur through live-in mentor foster parents who will be in the home during the evening and night-time hours. DSS staff will locate an office in the home during daytime hours to assure oversight of the program as well. Youth will be chosen for this program based upon the following criteria: demonstrated responsible community behavior, no history of substance abuse or criminal charges that would impact their appropriateness for the program, enrollment in a post-secondary education program, and the commitment to remain in the custody of Alexandria DSS until they reach the age of 21 years. These will be the highest functioning youth in the independent living program. DSS has had a successful history of providing independent living arrangements for similar youth in other settings; (c) informing neighbors of adverse events occurring in the home (staff said yes, without identifying the youth); and (d) vulnerability of the youth to any alcohol and drug problems in the neighborhood (staff explained that DSS staff will provide the needed guidance to assist the youth in dealing with any community risks as part of their preparation for independence, including how to report a crime and how to protect themselves if they find themselves in an at-risk situation. Further, the oversight and supervision, along with program curfews and expectations will provide a structure).

3. Safe Haven

The Safe Haven option was not supported. The neighbors felt that their area is already impacted by a number of similar uses (the house at Columbus and Wythe Streets, Carpenter's Shelter and public housing). (This feeling of impaction was also mentioned in relation to the Mentor Foster Home.) There was much discussion about the CSB's Housing Plan. The neighbors felt that public housing should be included in the housing plan when determining areas to place future group homes. Staff pointed out that, given the CSB Housing Plan, the ARCH neighborhood would be the second site for a "new" housing placement and because the ARCH property is already zoned for social service use, the proposed uses would not be adding to the "saturation" factor for the neighborhood.

Staff was also given the attached petition (Attachment 2) signed by parents whose children attend the Flagstone Child Development Center located at 721 N. Columbus Street, directly across the street from the ARCH. Thirty-six parents support homeownership (no reference is made to affordable) and three persons support the Mentor Foster Home.

EXHIBIT NO. 1

City of Alexandria, Virginia

MEMORANDUM

7
5-17-03

DATE: MAY 13, 2003

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*

SUBJECT: REUSE OF THE ALEXANDRIA RESIDENTIAL CARE HOME (ARCH) FACILITY

ISSUE: Consideration of proposals for the reuse of the Alexandria Residential Care Home (ARCH) facility at 716/718 North Columbus Street.

RECOMMENDATION: That City Council hold the public hearing, and docket this item for consideration at Council's Tuesday, May 27 legislative meeting.

DISCUSSION: On April 22, the City Council approved the City Manager's recommendations to close the ARCH assisted living program effective once the current residents have been relocated, and to hold a public hearing on May 17 on the reuse of the ARCH facility.

In the April 22 docket memorandum, staff included two alternative potential uses for the ARCH facility: 1) a Foster Mentor Program; and 2) two homeownership opportunities by splitting the facility into two townhomes. This memorandum presents those two options for reuse in more detail. The recommendation is that after the public hearing, at its Tuesday, May 27 legislative meeting Council decide how the property should be reused and request the City Manager to more fully develop and present a formal reuse proposal for Council consideration prior to the end of June.

1. Homeownership

This proposal involves restoring the ARCH facility to two separate townhouses and selling each townhouse through the City's Homeownership Assistance Program or Moderate Income Homeownership Program, depending on the income of the purchaser. An architect, under contract with the City, has walked through the two properties and estimated that the cost of renovating the two structures would be somewhere between \$200,000 and \$300,000. The sale price (depending on the income level of the buyer) would be between \$175,000 and \$225,000 per unit, a discount from the anticipated market value of approximately \$300,000, based on assessed values in the area. The renovation would include adding a kitchen to one unit and replacing much of the basic plumbing, heating/air conditioning and electrical systems, which were all combined when the townhouses were made into a single unit.

If this option is chosen, staff recommends the use of federal HOME Investment Partnerships funds for this rehabilitation project. The City's Draft Consolidated Plan One Year Action Plan for FY 2004 contains \$268,478 designated as City Special Project that can be used for this purpose. Depending on the actual costs of renovation, the sale price and the amount of down payment assistance, it is likely that all or more than the \$268,428 in HOME renovation funds would be returned to the City for affordable housing reuse. The City could contract for the rehabilitation or could partner with the Alexandria Redevelopment and Housing Authority or a non-profit housing developer for the rehabilitation. The two homes could then be sold either through the City's regular homeownership programs for low or moderate income, first-time home buyers, or could possibly be designated for purchase by an ARHA public housing or Section 8 resident. Such a purchaser could benefit from low interest rate SPARC¹ mortgages, and, if applicable, Section 8 homeownership funds. Since the facility was purchased with CDBG funds and is owned by the City, the City would need to repay the CDBG funds with City General Fund monies, if the facility is not used for a CDBG-eligible purpose. The repayment could then be used by the City for other CDBG eligible purposes. Selling the houses through the City's homeownership programs or through ARHA would be considered a CDBG-eligible purpose. Selling the homes would also return these properties to real estate tax-paying status, as well as increasing home ownership in the neighborhood.

2. Mentor Foster Home Program

(a) Reason for Program

The Alexandria Division of Social Services (ADSS) currently has 43 youth over the age of 16 in foster care, a majority of whom are residing outside of the City due to the high cost of housing and the lack of foster homes willing to accept placement of teenagers. There are 16 foster care youth for potential placement in the proposed mentor home and this need is expected to remain at this level in the future. This mentor home would allow youth to remain in the City, continue to have access to the community's resources and facilitate the sustaining of life long emotional relationships with the significant adults in their lives. The mentor home would also allow the youth to learn independent living skills.

(b) Description of Program

The Alexandria Independent Living Mentor Home would provide live-in supervision and a safe living environment for foster care youth to support personal growth and independence, while facilitating their transition out of the foster care system. Up to four youth, between the ages of 16 and 20, would be served in the home at any one time, and youth selected for the program would be assessed for their appropriateness to reside in an independent living program. The minimum requirements for consideration would include:

¹ Sponsoring Partnerships and Revitalizing Communities (SPARC) is a Virginia Housing Development Authority (VHDA) program that offers first trust mortgages at rates either ½ percent or 1 percent below VHDA's regular rate for mortgage monies. The City has an allocation of mortgage funds at both rates, and ARHA has an allocation of SPARC monies at ½ percent below regular rates.

- Enrollment and active participation in an educational or vocational training program.
- Employment within 60 days of entering the home, including summer employment for youth who attend school full time.
- Demonstrated compliance and motivation in the youth's previous placement.
- Completion of an independent living assessment and development of a transition plan outlining the youth's short and long term goals.
- Participation in an independent living contract specific to living in the mentor home.
- No criminal charges that would impact appropriateness for placement in a group setting.

A Social Services Independent Living Coordinator's office would be located in the home. The Independent Living Coordinator would meet with each youth weekly to offer consultation, feedback, and independent living skills training. Ongoing independent living group training would be offered in the home on a bimonthly basis and would utilize ADSS staff and other community volunteers. Training topics offered would include, but not be limited to, employment skills, money management, educational planning, interpersonal skills, emergency and safety skills, food management, transportation, health, legal issues, and housekeeping. The home would utilize other Alexandria City agencies and resources, such as the Alexandria Adolescent Health Center, Job Link and Alexandria Mental Health to assist the foster care youth with achieving independence.

The home would be licensed as a Mentor Foster Home by ADSS in accordance with Virginia Department of Social Services regulations, to include obtaining criminal history and child protective services background checks on the mentors. No Special Use Permit is required under City zoning regulations as the home would be occupied by one or more mentors licensed as a foster parent and the foster youth. Each live-in mentor would receive ongoing training on adolescent issues provided by local, state and national resources. The mentor or mentors would provide daily supervision and demonstrate skills necessary for self-sufficiency in the community, and serve as an advocate for the youth.

(c) Facility Description

The property at 716 and 718 N. Columbus Street is a three level structure with 10 bedrooms. It has enough bedrooms to house four foster youth, each with their own bedroom. In addition, each mentor would have his/her own bedroom (up to 2) and there would be another bedroom available for a relief mentor. Two other bedrooms would be used as study rooms, and the last bedroom as a storage space.

Inspection by General Services on April 25 revealed that the appliances are in good condition, but the following items need attention:

- Closet doors need to be replaced in three of the upstairs bedrooms.
- The ceiling abutting the skylight in the day room needs repair.
- The roof on each structure should be inspected for the presence of potential leaks.
- The sprinkler system needs its regular inspection.

- The insulating foam in the basement ceiling and walls needs to be secured.
- The structure should be painted throughout.
- The duct work throughout should be cleaned.
- Most of the existing furniture can be utilized.

There does not appear to be any major structural problems, and the structure would allow use as a Mentor Foster Home with only general maintenance repairs.

(d) Funding for operation of the Program

Currently, ADSS costs for caring for the 16 to 20 year old youth in foster care varies. A foster care home generally costs between \$586 and \$686 per youth per month, while the transitional services 18-month Residential Youth Services, Inc. (RYS) LIFT program for these youth costs \$4,500 per month per youth. To utilize this existing City property to operate a Mentor Foster Home would require no new costs for service provision compared to what DHS has spent over the last year. However, there will be a need for ongoing City funding for maintenance of the home.

Monthly independent living stipends would be provided to the youth. These would be funded through the Comprehensive Services Act. The maximum monthly stipend is \$644 and is based on the youth's income. Each youth will pay a monthly rental payment of \$200 which will be deposited into a savings account and released to the youth when he/she transitions from the home. Each youth will be responsible for his/her own food, personal care items, and clothing expenses. Each youth will be encouraged to utilize the Alexandria Adolescent Health Center for health care needs. Youth may also be eligible for Virginia Medicaid depending on income and resources.

The cost of gas, electric, water and the telephone will be shared on a monthly basis by the youth and the mentor. Based on FY 2002 building operating expenses (utilities, exterminators, etc.) of \$7,878 for the ARCH, the shared monthly utility expenses of the house at full occupancy would be \$131 per youth, and mentor. As a City owned property, General Services would continue to provide general upkeep and repairs to the home. Other repairs not under General Services oversight would need to be funded by the City, or through grant funds that DHS would need to identify and obtain.

The mentor would receive a daily rate of \$16 a day for each youth in the home, and would be responsible for their personal expenses, a reduced rental payment of \$200 per month and the utility payment of \$131 per month. The payment for the mentors' services would be funded through the Comprehensive Services Act. Mentors would be expected to be employed outside of the home.

The agency would pursue grants and private funding that could assist with the costs associated with maintaining the home and expanding the services provided to the youth. The cost of caring for the youth in a City owned property funded through the Comprehensive Services Act would be \$1,131 per month per youth. An example of the cost of a similar program, privately run, is the LIFT program which costs \$4,500 per month and has been used by ADSS. ADSS currently has

no clients in the LIFT program, but had two clients in the program earlier in the year. To date in this fiscal year DHS has spent \$35,600 for foster care youth in the LIFT program.

The cost of serving four youth in the Mentor Foster Home is estimated at \$51,888 per year², plus any maintenance costs incurred by the City. The funds to cover these costs would derive in part from currently utilized foster home funds, as well as the funds used to pay for the residential LIFT program (which would no longer be used by ADSS). In total, it appears that the costs for the Mentor Foster Home project on an annual basis would be somewhat less than what was spent this past year by DHS to serve four foster care youth in foster family homes and the LIFT program. The \$51,888 annual cost, however, is more than the \$28,128 to \$32,928 cost of serving four youth in traditional foster family home settings.

FISCAL IMPACT: Fiscal impact will depend on which proposal or new idea is chosen by City Council. The impact will be presented in the fully developed proposal brought back to City Council before the end of June.

STAFF:

Suzanne Chis, Director of Social Services
Jack Powers, Director of Community Programs
Beverly Steele, Interim Director of Human Services
Bob Eiffert, Deputy Director of Housing
Mildrilyn Davis, Director of Housing

² (\$1,131 per youth per month x 4 youth - mentor rent of \$200 per month) x 12 months = \$51,888 per year.

Finally, on June 2, (Rev.) Francis M. Hull, SSJ, Pastor of St. Joseph's sent a letter (Attachment 3) summarizing St. Joseph's position which supports the Mentor Foster Home.

ATTACHMENTS:

Attachment 1. Docket memoranda dated May 13, 2003

Attachment 2. Petition from Flagstone Child Development Center

Attachment 3. June 2, 2003, letter from (Rev.) Francis M. Hull, SSJ, Pastor of St. Joseph's Church

STAFF:

Suzanne T. Chis, Director of Social Services

Beverly C. Steele, Interim Director of Human Services

Michael Gilmore, Director, Mental Health/Mental Retardation/Substance Abuse

Mildrilyn Davis, Director of Housing

Bob Eiffert, Deputy Director of Housing

Meeting May 29 @ 6:30

I am a parent who uses the Flagstone Child Development Center located at 721 N. Columbus St. & 618 N. Washington St. I want to register my support for usage of property at 716 & 718 N Columbus as:

[Handwritten signature]

HOME OWNERSHIP OR MENTOR HOUSE

Holly Wilmot

Barbara Darr

Elizabeth Gascho

Leigh Zawal

Patricia S. City

Gretel Bryner

Auntie

Kate Wilkins

John Wilson

Stephanie Young

Christy Owens

Caren Ginsberg

Kathleen Muller
Vicki Dwyer

Meeting May

ATTACHMENT 2

**I am a parent who uses the Flagstone
Child Development Center located at 721
N. Columbus St. & 618 N. Washington St.
I want to register my support for usage of
property at 716 & 718 N Columbus as:**

HOME OWNERSHIP OR MENTOR HOUSE

Bruce S. Bates IV
Louisa Miller
Erika Yarvor
Eric Chitwood
Corrin Kossan
Michael Kossan
Susan Griffin
D-E. Hill
Sheryl Peck
Wendy Clark
Katie Zelle
Nancy Dornelle
Courtney Reynolds
Kim Allen
Susan Paley
Beatrix Roberts

Wesley D. [Signature]

HOME OWNERSHIP

Dee Perle

Stephanie Fine

Mentor House

Home ownership

Greg Viggiano

~~Stephanie~~ ~~Leah~~

Amy Whelan

Robert

Mentor house

ATTACHMENT 3

June 2, 2003

**Ms. Beverly Steele
Interim Director of Human Services
Division of Social Services Unit 2
2525 Mt. Vernon Avenue
Alexandria, VA 22301**

Dear Ms. Steele:

**Re: Mentor Foster Home Program
716/718 North Columbus Street**

The St. Joseph Parish community regrets the closing of the program for assisted living for senior citizens at the above named property on Columbus Street since we understand that the residents were to be transferred to Manasses, far removed from the familiar surroundings of Alexandria and extremely difficult for family contacts. This, we believe, was the last of such greatly needed facilities in Alexandria.

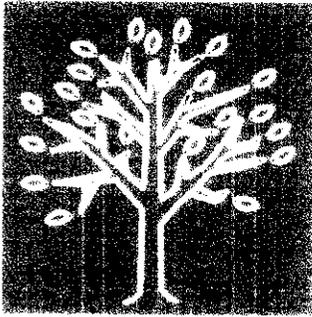
Concerning the three alternative options for the same property, we at St. Joseph's would opt for the second. The first option would not address the need for affordable housing and the third option would be totally objectionable, especially since it would place unrestricted residents with a variety of addictions directly across the street from a nursery school for young children.

The Mentor Foster Home would pose no objectionable presence and we believe St. Joseph's can offer assistance with volunteers for some vocational training or mentoring and offering community service opportunities for these youth.

With very best wishes for your efforts in this community, I am

Sincerely yours,

**(Rev.) Francis M. Hull, SSJ
Pastor**



ALIVE!

Alexandrians Involved Ecumenically

**Food
Furniture
Housewares
Last Saturday Food
ALIVE! House Shelter
Child Development Center
Family Emergency Program
Brighter Futures for Families**

*Agudas Achim Congregation
Alexandria Church of the Nazarene
Alfred Street Baptist Church
Beth El Hebrew Congregation
Beverly Hills Community United
Methodist Church
Blessed Sacrament Catholic Community
Christ Episcopal Church
Church of St. Clement
Church of the Resurrection
Community Praise Center
Del Ray United Methodist Church
Ebenezer Baptist Church
Emmanuel Episcopal Church
Fairlington Presbyterian Church
Fairlington United Methodist Church
Fair-Park Baptist Church
First Agape Church
First Baptist Church of Alexandria
First Christian Church
Good Shepherd Lutheran Church
Grace Episcopal Church
Immanuel Church-on-the-Hill
Meade Memorial Episcopal Church
Old Presbyterian Meeting House
Roberts Memorial United Methodist Church
Spiritual Assembly of Baba's
St. Andrews United Methodist Church
St. James United Methodist Church
St. Joseph's Catholic Church
St. Mary's Catholic Church
St. Paul's Episcopal Church
St. Rita's Catholic Church
Third Baptist Church
Trinity United Methodist Church
Unitarian Universalist Church of Arlington
Victory Temple
Washington Street United Methodist Church
Westminster Presbyterian Church
Zion Baptist Church*

**A United Way/Combined
Federal Campaign
Agency # 8352**

2723 King Street, Alexandria, VA 22302
alivetoo@aol.com www.alive-inc.org

Phone: 703-837-9300
Fax: 703-837-9399

22
6-10-03

June 6, 2003

The Honorable Kerry Donley, Mayor and City Council Members
City Hall
301 King Street, Room 2300
Alexandria, VA 22314

Dear Mr. Mayor and Council Members,

At a meeting of the ALIVE! Board of Directors on June 3, 2003, the Board voted overwhelmingly to support the Community Service Board (CSB) use of the ARCH property on North Columbus Street. As you are aware, ALIVE! (Alexandrians Involved Ecumenically) is composed of representatives from 39 religious congregations in our City. We have worked with low-income Alexandrians for over thirty years and we know how crucial it is to have a Safe Haven to provide services to our unsheltered homeless population.

The Board talked about the importance of the Foster Youth Mentoring Program. There are many options for the placement of this program, including the use of the ALIVE! House, which we hope you will consider when you are making your decision.

We urge you to support the CSB use of the ARCH property. Your vote can make a critical difference for the chronic homeless Alexandrians who live on our streets.

Sincerely,

Donald P. Burchell
President
ALIVE! Board of Directors

CC. Philip Sunderland, City Manager
Jackie Henderson, City Clerk



RE: JUNE 10 COUNCIL MEETING, ARCH PROPERTY

JUNE 5, 2003

THE HONORABLE MAYOR KERRY DONLEY
CITY HALL, ROOM 2300
301 KING STREET
ALEXANDRIA, VA 22314

22
6-10-03

DEAR MR. MAYOR,

I WRITE IN SUPPORT OF THE ALEXANDRIA COMMUNITY SERVICES BOARD OPTION OF USING THE ARCH PROPERTY FOR A SAFE HAVEN. WITH THE CHRONIC PROBLEM OF INCREASING NUMBERS OF STREET PEOPLE (113 PERSONS IN THE JANUARY 2003 COUNT ALL OF WHOM MAY HAVE SEVERE MENTAL ILLNESS AND POSSIBLY SUBSTANCE ABUSE ISSUES) WHO NEED HOUSING TO RECEIVE TREATMENT THEY SO DESPERATELY REQUIRE TO RECOVER, THE ARCH PROPERTY WOULD SERVE AS A SAFE HAVEN FACILITY FOR 8 OF THESE INDIVIDUALS AND BEGIN TO ADDRESS THIS NEED. I UNDERSTAND THAT UP TO \$750,000 IS AVAILABLE FROM HUD WITH RENEWAL FUNDING AVAILABLE EACH YEAR FOR A PERMANENT SUPPORTIVE HOUSING PROJECT SUCH AS SAFE HAVEN. I ASK THAT YOU SUPPORT THE CSB USE OF THE ARCH PROPERTY SO THAT THE MAXIMUM AMOUNT OF HUD FUNDING CAN BE OBTAINED, AND THE HOMELESS PEOPLE WITH SEVERE MENTAL ILLNESS AND POSSIBLY SUBSTANCE ABUSE ISSUES CAN RECEIVE THE CARE AND TREATMENT THEY NEED TO RECOVER. THANK YOU.

TIM GLADDEN

A CONSUMER MEMBER, ALEXANDRIA COMMUNITY SERVICES BOARD

22
6-10-03

Kelly Graham
702 North Columbus Street
Alexandria, VA 22314

June 3, 2003

City Council of Alexandria
301 King Street
Alexandria, VA 22314

RE: Reuse of properties located at 716 and 718 North Columbus Street.

Dear Council Members,

I am writing you today to voice my opinion about what should become of the two units that are located on my block. I would like to have seen the ARCH Facility survive, but that seems no longer an option.

We were given three choices at the neighborhood meeting that was held May 29, 2003. I would like to list them and my reasonings for or against.

Homeownership: This is my first preference out of the three options. Our neighborhood has such an astounding low percentage of privately owned homes. The pride of homeownership and the community created between neighbors is what we need in an area that is currently saturated with living assistance rental programs.

Mentor Foster Home Program: This is my second preference but I have strong reservations about putting youths in an area surrounded by problems. One of the many instances I have encountered happened at 1am when I was awoken by a car alarm. I looked outside and watched as two people, parked in a car directly in front of my house, did drugs with needles. I've seen money and "items" exchanged on street corners late at night. It seems apparent that in our area we have drugs readily available. The Alexandria Division of Social Services says that they are looking for a "safe living environment", yet I would only classify our area as "kind of safe". I would never walk our neighborhood late at night.

Homeless Program: This was described to me a program for "chronically homeless people with mental illness and/or drug dependency". This is definitely not the right area for this kind of program for reasons I stated above. I do feel that we need programs like this, but if you really want to help this is not the neighborhood for that kind of program.

I would have preferred the city to decide on open market sale of these two properties because I really feel they are the most financially responsible options for both the city and the assistance programs. The money generated from open market sales could more than provide for these programs to be placed in more suitable areas.

Thank you for the opportunity to voice my opinions.

Sincerely,



Kelly M. Graham





22
6-10-03

THE REV. DR. GARY W. CHARLES
Senior Pastor

June 3, 2003

THE REV. LISA D. KENKEREMATHI
*Associate Pastor
for Congregational Care
and Evangelism*

Mayor Kerry Donley
Members of Council
301 King Street Room 2300
Alexandria, Virginia 22314

THE REV. ANN E. HERLIN
*Associate Pastor
for Mission
and Adult Education*

Dear Mayor Donley and Council Members;

DR. WAYNE N. EARNEST
Minister of Music

The Alexandria Homeless Services Coordinating Committee has voted to approve an application by the Community Services Board (CSB) to HUD for a SAFE HAVEN project.

DR. MELISSA KIRKPATRICK
*Educator for Children
and Their Families*

As a member of this committee, and as director of the Family to Family Ministry of the Old Presbyterian Meeting House (Providing assistance to the lowest income population and the homeless), I am aware of the acute need for the housing of the unsheltered mentally ill and/or substance abuse population living on the streets for a permanent supportive housing.

MS. CHARLOTTE E. NANCE
Educator for Youth

MRS. JEANNETTE D. SMALLING
Associate for Community Ministries

THE REV. DR. WILLIAM R. SENGEL
Pastor Emeritus

I support the proposed option for CSB to move residents of the Columbus & Wythe property to the ARCH property in order to use the Columbus & Wythe property for a SAFE HAVEN house, as a facility for difficult-to-serve, unsheltered homeless who are unable to use the existing shelter system.

In the HSCC Jan 22nd Point-In-Time Survey, 113 unsheltered individuals were identified. These are chronically homeless persons who would greatly benefit from a low-demand, supportive homelike environment in permanent housing.

I urge your consideration of a SAFE HAVEN in Alexandria.

Sincerely,

Jeannette D. Smalling
Jeannette D. Smalling
Associate for Community Ministries



316 South Royal Street
Alexandria, VA 22314-3716
Phone: 703-549-6670
Fax: 703-549-9425
E-mail: opmh@opmh.org

www.opmh.org

22
6-10-03

THE ALEXANDRIA PUBLIC HEALTH ADVISORY COMMISSION

Deborah Bombard, PA

Lori Cooper

Jerome Cordts, PhD

Rae Grad, PhD

John Klousia, MD

Colleen Mahoney

Fay Menacker, PhD

Rika Maeshiro, MD

Richard Merritt

Rita Mullen, PhD

Mary Riley

Nicholas Peake

June 6, 2003

City Hall Room 2300
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor and Council Members,

I am writing on behalf of the Alexandria Public Health Advisory Commission¹ (APHAC) to support consideration of the ARCH property (716-718 North Columbus Street) for use as permanent supportive housing.

Currently, there is no available housing in Alexandria for difficult-to-serve, unsheltered homeless persons who are unable to access the shelter system due to mental illness and/or substance abuse. Council has the opportunity with the ARCH property to make available a "homelike" setting that already meets zoning requirements for a program which research has shown gets results. Clients in similar (permanent supportive housing) programs have rejoined the community as productive citizens.

A decision for permanent supportive housing would also be consistent with the federal Healthy People 2010 goal to reduce the proportion of homeless adults who have serious mental illness (SMI). The midcourse report on this goal notes that "New approaches developed over the past 10 years provide ways to lower the number of persons who are homeless and who also have SMI. Using persistent patient outreach and engagement strategies, service providers are helping homeless persons with SMI connect with mainstream treatment systems. Treatment alone, however, is not enough. *Once permanent housing is located* (emphasis mine), appropriate mental health and social supports can help persons with mental illness remain off the street."

APHAC is certainly aware of the challenge of finding property in Alexandria in response to stringent (zoning) criteria established for the protection of both clients and neighbors. Such a search can take years. APHAC feels strongly that the convergence of a recent rise in the number of unsheltered, chronic homeless and the availability of substantial on-going funding from HUD to address this unmet need in our city makes the best option that of permanent supportive housing.

Thank you for your careful consideration of this matter.

Sincerely,

Lori Cooper
Chair

¹ Representatives of the Emergency Medical Services Council, the Community Services Board, the Alexandria Medical Society, the INOVA Alexandria Hospital Board, the Alexandria Dental Society, and the Alexandria Chapter of the Red Cross

22
6-10-03



"Ann E Herlin"
<ann@opmh.org>

06/05/2003 03:36 PM

To: <jackie.henderson@ci.alexandria.va.us>
cc:
Subject: RE:June 10 Council Meeting, ARCH property

Dear Mayor Donley and Council Members,

I am writing to support the CSB proposal for the use of the ARCH property.

As a fairly recently arrived resident of Alexandria, I have been very impressed by Alexandria's network of social services, and by the city government's commitment to supporting them. In all of my contacts with the Dept. of Human Services, I also have been very impressed by both their competence and compassion, and by the way in which all of the provider organizations, both city, religious, and private, seek to work together to meet needs and avoid duplication of services. Our church (the Old Presbyterian Meeting House) seeks to work through these organizations or through referrals by DHS in providing direct aid to those in need.

But there are gaps in the system. Shortly after I arrived here, our Associate for Community Ministries told me about a gentleman who comes by from time to time looking for assistance, a gentleman who for various reasons is not permitted to come to Carpenter's Shelter. He immediately came to mind when I heard of the CSB proposal to create a Safe Haven. I'm sure that this gentleman spends many nights on the street, and it saddens me that our city does not have a place for him to call home.

I know that the type of people that would be housed in a Safe Haven make many of us nervous. Many people with severe mental illness or substance abuse issues are difficult to be around. But they are nevertheless citizens of our city, human beings deserving of dignity (or, in the language of my faith, beloved children of God). I strongly believe we have a responsibility to try to meet their needs.

I know that you have received many other communications laying out the reasons in favor of designating the ARCH property for use by the CSB. I would simply emphasize the opportunity to access HUD funds, the maximizing of the space for use by 8 people instead of 4 foster youth, the current zoning of the ARCH property for social services, and the strong and immediate need for a Safe Haven facility. Because neighborhoods are often concerned about what it might mean to welcome this type of home into their neighborhood, I would also remind the council of the CSB's strong record of managing group homes.

It is always hard to welcome citizens who are difficult to be around. But I believe it is the right thing.

Thank you,
Ann Herlin
Associate Pastor for Mission and Adult Education
Old Presbyterian Meeting House
(703-549-6670)

22
6-10-03

Karl Tamai
702 North Columbus Street
Alexandria, Virginia 22314
June 4, 2003

City Council of Alexandria
City of Alexandria
301 King Street
Alexandria, Virginia 22314

RE: Reuse of ARCH Facility at 716-718 North Columbus Street

Dear Council Members:

I am a resident owner of a townhouse on the 700 block of North Columbus Street. I am bitterly opposed to the use of the prior ARCH facility as a half way house for homeless, recovering drug/alcoholics, or homeless persons. I am currently surrounded by a half way house at 633 North Columbus Street (diagonally across the street), low income housing on Wythe Street, and low income housing along the entire 700 block of North Alfred Street (directly behind my house). If the city decides to place another halfway house, I would be sandwiched on three sides by city subsidized residences for underprivileged people. In addition the Carpenter Shelter is only four blocks away on Patrick Street. I believe that there is no other city block in Alexandria where the residents are surrounded on three sides by city subsidized residents, and I do not believe that I should be the first.

The concentration of underprivileged people may have a direct impact on the crimes that occur on North Columbus Street, such as for example: illegal drug use and sales, alcohol sales at the 7-11 convenience store, vandalism of personal property, trespass, and late night nuisances. I currently must resort to additional safety measures, such as bars on my first floor windows and incurring a monthly fee for alarm system for the house to provide for my safety. The council should consider the safety of the children in the day care center directly across from the 716-718 facility who routinely play outside and walk between the day care facility on north Columbus and the sister facility several blocks away. I believe the current closing of the ARCH facility provides the city an opportunity to address the crime issue in the area by selling the facility as townhouses to city police officers. The division and sale of the town homes to low income residents is one of the options presented at the May 29th meeting. The sale to police officers would allow the city to increase the low income residences within the city, to increase the number of city employees who live and work within the city, to provide a deterrent to crimes in the area, and increase the visibility of the police in and around the 7-11 convenience store. I believe that is a win-win situation for all involved.

My other choices for reuse of the facility (in order of decreasing preference) would be to divided and sell the townhouses for the fair market value, to sell to low income residents, and to use the facility as a foster home for college students who are wards of the state. I am not in favor of the foster home because of the unpredictability of the college students in an experimental stage of their lives. I have no desire to have a

fraternity/animal house type atmosphere on my block. The foster home reuse is a lesser of two evils, when compared to the half way house reuse.

I would like to thank the council for providing me the opportunity to present my concerns and opinions. If I can be of further assistance in this matter or if you have specific question that I answer please contact me by telephone at 703 684 7069.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Karl Tamai', written in a cursive style.

Karl Tamai

June 6, 2003

22
6-10-03



The Honorable Kerry Donley
City of Alexandria
301 King Street, Room 2300
Alexandria, Virginia 22314

Dear Mayor Donley,

On behalf of Whitman-Walker Clinic of Northern Virginia (WWC/NOVA), I am pleased to offer this letter of support for the Community Service Board (CSB) request to provide shelter to the homeless population in Alexandria.

The CSB has a unique opportunity to access up to \$ 750,000.00 in HUD funds through use of the City's ARCH property for a permanent supportive housing project. This would permit the CSB to provide a Safe Haven home for the most difficult-to-serve homeless population – those individuals living on the street with serious health issues, i.e., mental health and/or substance abuse, HIV/AIDS and pneumonia.

Staff members are active in the Health Care Task Force which is part of the Homeless Services Coordinating Committee (HSCC) and as Director of Whitman-Walker Clinic in Northern Virginia (WWC/NOVA), well recognized as the largest community-based AIDS service organization that provides a broad array of cost-effective services to Persons Living with HIV/AIDS throughout northern Virginia, including short-term financial assistance to pay for rent, mortgage and utilities expenses for our clients in case of emergencies. In this role we have witnessed HIV/AIDS individuals facing homelessness, struggling with their health issues and unable to get medical and other services needed.

The CSB has a proven track record in managing and operating residential properties for consumers with mental health, mental retardation, and substance abuse, demonstrating competence which will be invaluable in accessing the HUD funding.

We are advocates for housing homeless individuals and hope that the city will retain the ARCH property which is a great financial option that will allow the City to save on acquisition and /or rehabilitation costs that otherwise would be deducted from the amount of HUD funding. It is critical that the city maintain this property for this population.

WWC/NOVA looks forward to further strengthening our long-standing collaborative relationship.

Sincerely,
/Signed/
Sally A.S. Michael
Director
Whitman-Walker Clinic of Northern Virginia

Administration
1407 S Street, NW
Washington, DC 20009
202-797-3500
TDD 202-797-3547
FAX 202-797-3504

**Elizabeth Taylor
Medical Center**
1701 14th Street, NW
Washington, DC 20009
V/TDD 202-745-7000
FAX 202-745-0238

Max Robinson Center
2301 ML King, Jr. Ave., SE
Washington, DC 20020
V/TDD 202-678-8877
FAX 202-678-8099

**Northern Virginia
Regional Site**
5232 Lee Highway
Arlington, VA 22207
703-237-4900
TDD 703-237-3115
FAX 703-237-5757

**Suburban Maryland Regional
Site**
7676 New Hampshire Ave.
Suite 411
Takoma Park, MD 20912
301-408-5000
TDD 301-439-0733
FAX 301-439-2983

www.wwc.org

22
6-10-03



<Jere718@aol.com>
06/06/2003 11:39 AM

To: <jackie.henderson@ci.alexandria.va.us>
cc: <maryriley@comcast.net>
Subject: Fwd: Former Arch property/ CSB request for Safe Haven

Hi Jackie: It seems I sent this email to your predecessor. I hope this makes it to you and council. Jeremy

Jeremy Flachs, Esq
7006 Little River Turnpike
Suite G
Annandale, Virginia 22003
703-354-7700

----- Message from Jere718@aol.com on Fri, 6 Jun 2003 10:41:33 EDT -----

To: DSpeck@aol.com, jmw@woodsongroup.com, council-woodson@home.com, beverly.jett@ci.alexandria.va.us, phil.sunderland@ci.alexandria.va.us, mildrilyn.davis@ci.alexandria.va.us
cc: maryriley@comcast.net, frances.becker@verizon.net, bnussbaum@markwinkler.com, kerryannpowcaisonm@aol.com@internet, jcorrado@mofocom@internet, jere718@aol.com@internet, rfreedmanmcnicholas.home@verizon.net@internet, mllmelvin@aol.com@internet, vp@neca-alex.com@internet, asrose@worldnet.att.net@internet, lweber@holladaycorp.com@internet, teresawms@cox.net@internet, bob.eiffert@ci.alexandria.va.us, marcy.meyer@ci.alexandria.va.us, cfifer@mcguirewoods.com

Subject Former Arch property/ CSB request for Safe Haven

:

Dear Mayor Donley, Mayor Elect Euille, Council, City Manager and Staff:

I serve on the Board of Carpenter's Shelter and I am a member of Alexandria's Affordable Housing Advisory Committee. I am writing in support of CSB's request to use the City Owned property at Columbus and Wythe for a "safe haven". The proposal from CSB would create a desperately needed safe haven for the chronically homeless who suffer from mental health and substance abuse problems, and resist any treatment. Therefore, they are not eligible for residency at Carpenter's shelter, and only occasionally utilize the David's Place day shelter facility. For the most part, these people remain on the street. As I understand the program put forth by CSB, up to eight (8) of these chronically homeless individuals will be housed at the safe haven. There will be 24/7 staffing with a guarantee that a staff member will be awake at all times. I also understand that once these chronically homeless enter the safe haven, past experience suggests some of them take steps to change their situation, and agree to treatment for their problems. The CSB proposal also appears to be thorough, and includes a proposed funding mechanism, which does not require substantial support from the City.

The availability of this property appears to be a "once in a decade" opportunity to create a safe haven without exorbitant expenditures for housing. I make this recommendation with the hope that any concerns from the adjacent neighbors are addressed. I further make this recommendation with the understanding that other worthy proposals for the use of this property have been put forth. Yet I remain convinced that the best use, at this time, is the CSB proposal.

Jeremy Flachs
1521 Oronoco Street
Alexandria, VA 22314

703-354-7700

720 North Columbus Street
Alexandria, VA 22314
May 30, 2003

22
6-10-03

City Council of Alexandria
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Reuse of the ARCH Facility at 716-718 North Columbus Street

Dear Council Members,

We believe that returning the units at 716 and 718 North Columbus Street to private home ownership is a financially attractive alternative for the city and would best maintain the integrity of our block.

Data from recent home sales in the 700 and 800 block of North Columbus Street show prices of single-family townhouses in the \$400,000+ range. Sale of the townhouses at 716 and 718 North Columbus Street would generate a substantial profit for the city over its purchase price of \$188,500 for the combined properties. Further, private ownership of these homes would increase property tax income for the city.

The only home ownership option that has been presented involves the sale of the townhouses through homeowner assistance programs. We do not oppose this option, although a market-value sale would generate significantly more money to the city now and in terms of real estate taxes going forward.

Another option is for the city to retain the property and use it as a mentor foster home. The mentor foster home program is a new and unproven, and it is not clear that it would be any more sustainable financially over the longer term than the ARCH facility.

We urge the Council to consider the financial realities of the proposals and to consider another option, that is, to sell the townhouses on the open market. It would seem that the most efficient use of public funds is for the city to sell the properties and use the proceeds to purchase space in an area that would have a lower break-even point and lower maintenance costs for the city. We believe that choosing any of the other options only delays an inevitable realization of their financial limitations.

We are not specifically addressing the "people" aspect of the options in our comments. The city has a fine staff of professionals to do that. Further, we believe that the residents' views about our capacity to support the various options were covered sufficiently in the meeting held with the community residents on May 29 at the ARCH facility, and we trust that the leaders will communicate our views to you accurately. Rather, we want to ensure that the Council considers the financial viability of the options, and we are confident that consideration of both the human and financial alternatives will lead to the same conclusion.

We appreciate the opportunity to comment.

Sincerely,

Chuck and Sue Harris

c: City Council members (via email)
residents of 700 block of North Columbus Street

June 4, 2003

221
6-10-03

Dear Mr. Mayor and Council Members,

As Co-Chair of the Homeless Services Coordinating Committee's Health Care Task Force, I am writing this letter to urge you to support the Community Services Board's (CSB) use of the ARCH property for a permanent supportive housing project. Not only would the CSB's use of the City's ARCH property allow the CSB to access up to \$750,000 in HUD funds, funding that is available on an on-going basis, but it would also be an important step in providing services to a frequently overlooked, growing population that is difficult to serve.

I'm sure you are as aware and concerned as I am about the serious health care issues faced by the City of Alexandria's homeless population. When coupled with serious mental illness and /or substance abuse, providing comprehensive treatment for homeless individuals becomes an even greater challenge. Allowing the CSB to use the ARCH property for a permanent supportive housing project is a significant opportunity for the City of Alexandria to address the complex needs of the homeless population in this area.

Although there are several groups who are interested in the ARCH property for the clients they serve, the CSB's commitment to addressing the treatment needs of the homeless population is evident through their exceptional work with consumers at the Columbus & Wythe property. By supporting the CSB's use of the ARCH property, the CSB's work can continue, expanding in scope to include the most vulnerable, difficult-to-serve members of the homeless community.

I earnestly encourage you to seize this opportunity by supporting the CSB's use of the City's ARCH property.

Thank you.

Alexandra F. Binswanger
Co-Chair, Homeless Services Coordinating Committee's Health Care Task Force

22
6-10-03



<Ccthompso@aol.com>
06/06/2003 10:23 AM

To: <MayorALX@aol.com>, <billclev@comcast.net>, <wmeuille@wdeuille.com>, <DELPepper@aol.com>, <council@joycewoodson.net>, <DSpeck@aol.com>, <eberweincouncil@comcast.net>
cc: <phil.sunderland@ci.alexandria.va.us>, <jackie.henderson@ci.alexandria.va.us>
Subject: Use of ARCH Property

Dear Mr. Mayor and Council Members,

I am sending this email to urge you to support a Community Service Board (CSB) use of the ARCH property at 716/718 North Columbus Street.

In the winter of 1982/83, a small group of people led by Bill Noonan opened a shelter for homeless men in the Blessed Sacrament Church basement. For the next five winters, up to seventy men received a hot meal and a warm, safe place for the night. As you are aware, Carpenter's Shelter has continued this program in our community since 1988.

Ten years later, in June 1993, David's Place opened its doors as a day program for chronically homeless individuals. Mayor Patsy Ticer stepped forward and allowed another small group of people to start a pilot program for a day shelter at Carpenter's Shelter. This day program is named in honor of the biblical David who conquered the giant, Goliath, because the people served have so many Goliaths in their own lives to conquer. As one of the founders of David's Place, I well remember how difficult it was to receive approval for this program. The chances for success seemed remote at times but now it is a model program for Alexandria's unsheltered homeless individuals.

Another very unique opportunity presents itself today.

- A property, which could be suitable as a Safe Haven for eight chronic, unsheltered homeless persons, has become available.
- Renewable funding from HUD for up to \$750,000 will support the program financially on an on-going basis. If the CSB does not have control of a property when they apply for the HUD funding, their chances of securing funding for the Safe Haven will be severely reduced. With the HUD funding, the CSB option offers the most economical use of this city-owned property.
- A Safe Haven can address the mental health and sometimes co-occurring substance abuse issues, which have denied unsheltered homeless individuals a normal existence. Some of the same homeless people who began coming to David's Place ten years ago are still homeless today. Many are life-long Alexandrians, having been born, raised and attended school here.
- The CSB has years of experience and a long-established record of competence in managing and operating residential properties throughout our City. We can be confident the Safe Haven will be a well-run facility and a good neighbor.
- The critical need for a Safe Haven has been documented by both the CSB and the Homeless Services Coordinating Committee. In addition, Safe Havens

have
been operating successfully in other Northern Virginia jurisdictions for
years.

These are just a few of the compelling reasons why you should approve the CSB
use of the ARCH property.

Even though I am supporting the CSB use of the ARCH property, I recognize the
need and advantages of a facility for foster youth in our community. With the
assurance of greater neighborhood acceptance, there are many possible options
for the foster youth mentoring program. It would be far more difficult to
locate a site for a Safe Haven.

As our Mayor and Council Members, you have an extraordinary opportunity to
change the lives of struggling people who have no voice but who are in
desperate
need. I urge you to vote for the CSB proposal for the use of the ARCH
property.

Sincerely,

Catherine C. Thompson
3613 Oval Drive
Alexandria



"Helen Lewis"
<hlalex@starpower.net>
06/06/2003 09:03 AM

To: <jackie.henderson@ci.alexandria.va.us>
cc:
Subject: letter to Mayor and City Council

22
6-10-03

Jackie--

Copied below for your information is a letter I sent recently to the Mayor, City Council and City Manager about CSB use of the ARCH property.

Helen Lewis

To: Mayor Donley, City Council members, Phil Sunderland

I'm writing to add my voice to those of Mary Riley and other advocates to ask that the CSB be given primary consideration for use of the ARCH property. The CSB has a long-established need for a Safe Haven facility for the increasing number of unsheltered homeless adults. Such facilities, like the one in Falls Church, have a record of success in stabilizing and permanently housing such individuals. There are many factors favoring CSB's proposed use of the ARCH property:

--It is the most cost-effective use: \$750,000 in HUD funding will go furthest there, since acquisition/rehab costs are minimal, leaving a substantial amount to support operating costs. CSB has been trying to locate a Safe Haven site for years; this is its top priority in view of the pressing and growing need. Most other options would consume most of the HUD money for acquisition and rehab, leaving little for operations and thus limiting their ability to serve other needy clients.

--It is already supportive housing, adding no more to the neighborhood. The change in clientele can be expected to have little or no impact on the neighborhood, in view of CSB's strong management record. I remember the fight over the CSB property at Columbus and Wythe. I'm told that in the years since it opened there have been no neighborhood complaints. These are not transients--they are permanent residents living in a supervised, structured setting. The Falls Church facility is located across from a school; again there have been no problems. Anyone who has questions about it can contact New Hope Housing in Fairfax, which runs the facility under contract.

--The need for a group home for youth aging out of foster care can be met in a variety of ways. Possibilities include Mary's suggestion for ALIVE house and/or various other options that can be tackled cooperatively by CSB, Homeless Services Coordinating Committee and other housing providers. A 10-room facility like this could be underused, since the number of youth will fluctuate widely with frequent turnover, as youths mature, get stable jobs and move on to independent living.

--Possible sale of this unique property as affordable housing would be a great pity. While affordable housing is a pressing need that we all recognize, the sale would mean the loss of one of the few properties owned by the City that are available to meet a well-recognized public need. The sale would satisfy one or at most two families, compared to 8-10 needy single adults who have no alternatives to long-term life on the streets. The only benefit would be to add dollars to the City's Affordable Housing Trust Fund--the last thing we need when the Fund is already underused.

I know you will recognize the importance of keeping this property as affordable, supportive housing. I hope you'll give serious consideration to the CSB proposal, which is well-researched, financially sound and takes into account the best interests of the community and the neighborhood.

Sincerely,

Helen Lewis
Housing Action
703-780-7859

22
6-10-03



"S Britt Mangus"
<SBrittMangus@msn.com>

06/03/2003 12:20 PM

To: <mayoralx@aol.com>, <billclev@comcast.net>, <wmeuille@wdeuille.com>, <delpepper@aol.com>, <council@joycewoodson.net>, <dspeck@aol.com>, <eberweincouncil@comcast.net>
cc: <phil.sunderland@ci.alexandria.va.us>, <jackie.henderson@ci.alexandria.va.us>
Subject: RE: June 10 Council Meeting, ARCH Property

Dear Mr. Mayor and Council Members, <?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" />

As the former Director of the Alexandria Community Shelter, and a long time member of the Alexandria Homeless Services Coordinating Committee, I would like to tell you how much I support the CSB in their request to use the ARCH Property for permanent supportive housing.

I have reviewed the letter from Mary Riley to you and the documents supporting her recommendations. I feel the CSB has the best of all possible <?xml:namespace prefix = st1 ns = "urn:schemas-microsoft-com:office:smarttags" /> Alexandria foster youth will loose nothing by Alexandria accepting the CSB's proposal. If their proposal is accepted not only will the foster youth be served, but homeless individuals who do not meet the criteria for admittance into the homeless shelters in Alexandria would also be served.

I support CSB's option for use of the ARCH property that would be for the CSB to move the consumers currently at the Columbus & Wythe property to the ARCH location and utilize the Columbus & Wythe property for a Safe Haven. The CSB is correct in stating that right now, there is no place within Alexandria for these hard to serve individuals to be housed and receive the services they so desperately need.

Thank you for your time,

S Britt Mangus



Patrice Tighe
<patricetighe@yahoo.com>
m>

To: Jackie Henderson <jackie.henderson@ci.alexandria.va.us>
cc:
Subject: Re: June 10 Council Meeting, ARCH Property

06/04/2003 09:38 PM

22
6-10-03

Note: forwarded message attached.

Do you Yahoo!?

Yahoo! Calendar - Free online calendar with sync to Outlook(TM).

<http://calendar.yahoo.com>

----- Message from Patrice Tighe <patricetighe@yahoo.com> on Wed, 4 Jun 2003 18:33:31 -0700 (PDT)

To: Kerry Donley

<mayoralx@aol.com>

Subject Support for Safe Haven in
: Alexandria

Dear Mayor Donley:

I am writing in support of the establishment of a Safe Haven in Alexandria. Through my involvement with the ALIVE House shelter, which began in the 1980's, I have been very aware of the needs of the homeless in Alexandria. I know that the City of Alexandria placed a priority on the establishment of a Safe Haven four years ago in its Consolidated Plan for Housing.

There are several reasons to seriously consider and support the establishment of a Safe Haven now.

* It is very difficult to site a Safe Haven facility. The ARCH property is available at 716/718 N Columbus Street. The fact that this property is available at the same time that up to \$750,000 renewable annual funding is available from HUD is such a remarkable opportunity that it would be most unfortunate to disregard and lose both.

* The Community Services Board (CSB), with a proven track record of managing and operating residential properties for individuals with substance abuse, mental health and mental retardation issues, is interested in managing the property. The CSB experience in property management, mentoring and community outreach should ultimately alleviate the community concerns about the location.

* The most recent study (January, 2003) of the homeless in Alexandria showed that the number of chronic homeless in our city is increasing while the numbers of unsheltered families is decreasing. This is evidence that the needs of the chronic homeless in Alexandria need to be addressed soon.

* The alternate plan under City consideration for the

ARCH property (a residential property for youth aging out of foster care) would allow only four youth to be housed at the site. As a Safe Haven the bed capacity would allow for eight individuals to reside at the site, allowing better utilization of the property.

* Studies have shown that vulnerable, chronic homeless individuals have been able to benefit from small, homelike, non-institutional settings that have a strong emphasis on mentoring and support.

In conclusion I urge the City of Alexandria to support a CSB use of the ARCH Street property at 716/718 N. Columbus Street as a Safe Haven. A Safe Haven would begin to address the needs of the chronic homeless in Alexandria, and the City would be able to take advantage of an available location, renewable annual funding opportunities and CSB management. At the same time I feel the City should continue to explore a plan to provide a residential support program for youth aging out of foster care at a different site.

Yours truly

Patrice Tighe
301 Summers Drive
Alexandria, Virginia 22301

Do you Yahoo!?

Yahoo! Calendar - Free online calendar with sync to Outlook(TM).
<http://calendar.yahoo.com>

22
6-10-03



"Edward Rea"
<erea@aachhomeless.org>

05/30/2003 01:14 PM

To: "City Manager Phil Sunderland:"
<phil.sunderland@ci.alexandria.va.us>, "City Clerk Jackie
Henderson:" <jackie.henderson@ci.alexandria.va.us>

cc:
Subject: RE: June 10 Council Meeting, ARCH Property

-----Original Message-----

From: Edward Rea [mailto:erea@aachhomeless.org]
Sent: Thursday, May 29, 2003 11:37 AM
To: 'The Honorable Mayor Kerry Donley:'
Subject: CSB Proposal for ARCH Use

Dear Mayor Donley:

I am writing you in support of the Community Services Board (CSB) proposal for use of the ARCH property for a Safe Haven facility for chronically homeless persons. As a member of the Alexandria Homeless Services Continuum of Care, I joined in the recent unanimous vote to include the Safe Haven project as Alexandria's first priority in this year's HUD Supportive Housing Program (SHP) grants application.

We know from January's annual homeless census that the chronic street population in Alexandria is increasing and the City does not currently have a place where these individuals can be housed and receive the treatment that they desperately need. A Safe Haven facility for 7-8 of these individuals will begin to address this need.

With the current constraints on City and State funds, we make every effort to access other funding sources to support the needs of our most disenfranchised citizens. Up to \$750,000 is available from HUD for a Safe Haven project, with renewal funding available each year, The City should support the CSB use of the ARCH property so that the maximum amount of HUD funding can be obtained.

The CSB has a proven track record in managing and operating residential properties for consumers with mental health, mental retardation, and substance abuse issues, with a current inventory that includes 10 group homes and 53 condominiums/apartments. This wealth of experience and competence will be invaluable in accessing the HUD funding.

It is very difficult to site a project for Safe Haven consumers who have mental health and/or substance abuse issues, much more difficult than for foster youth, another option being considered by the City for the ARCH property.

The third option being considered by the City - selling the property for affordable housing - would mean a loss of a City-owned property desperately needed to serve those Alexandria citizens who, without the City's help, are unable to care for themselves.

For these reasons, I urge you approve the CSB proposal for use of the ARCH property.

Thank you for your consideration.

Sincerely,

Edward Rea, Executive Director

Arlington-Alexandria Coalition for the Homeless

22
6-10-03

JOHN J. O'DONNELL, JR.
704 NORTH COLUMBUS STREET
ALEXANDRIA, VIRGINIA 22314

June 5, 2003

City Council
City of Alexandria
301 King Street
Alexandria, Virginia 22314

Re: ARCH Facility

Dear Council Members:

I have been a resident of the 700 block of North Columbus Street for over 10 years. During that time there have been improvements to most of the homes that have improved the quality of life on our block. I was completely surprised to learn of the closing of the ARCH facility and the proposed plans for the buildings. Plans that do not envision a return of the buildings to private ownership at a fair market sale open to the public.

This neighborhood needs private homeowners and the City should do all that it can to facilitate this goal. Our small neighborhood (see attached map) already has a halfway house (north corner of the 600 block of North Columbus Street), the Carpenter's Shelter, the Houston Recreational / Senior Center, and 10 blocks of public housing. Overall, our neighborhood is less than 20% private (non-subsidized) homes and two additional private homes in this block would go a long way to continue the trend towards improving the neighborhood.

The proposal for affordable housing, while a worthwhile goal, is unrealistic in this situation. The proposal would make two \$400,000.00 homes available at a subsidized sales price for those with an income of up to \$79,500.00 (*a figure that would include most people in this City as well as most City employees*). This is not what the City taxpayers view as an affordable housing initiative. The properties should be sold at the fair market value and the funds realized from the sale can be better used to purchase more appropriate residences for the affordable housing program.

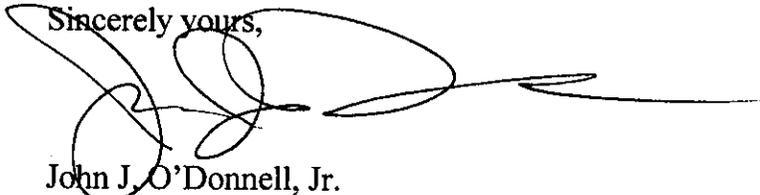
The second and third proposals, a foster/mentor care facility and a safe haven (for chronically homeless, those with a history of mental illness and substance abuse) are also not appropriate for this block. We have well documented problems with public drinking, open air drug markets and drug use. Not only would these uses present a

significant fire hazard to the row of 13 homes but add to that the day care facility across the street and you can see that either of these programs at that location would be inappropriate.

Just this week my wife asked the Department of Public Works to replace the trash container on our corner that was removed a year or so ago. She was informed that it had been removed because City employees were concerned about the health risks in emptying the containers because of the large quantities of drug paraphernalia that was routinely discarded in them. As you can see, it is up to the individual homeowners to clean up the neighborhood.

Therefore, I urge the Council to place the two townhomes up for sale to the highest bidder or at fair market value so that the buildings can be returned to the tax roles and the City's profit from the sale can be used for other, more appropriate, humanitarian purposes.

Sincerely yours,



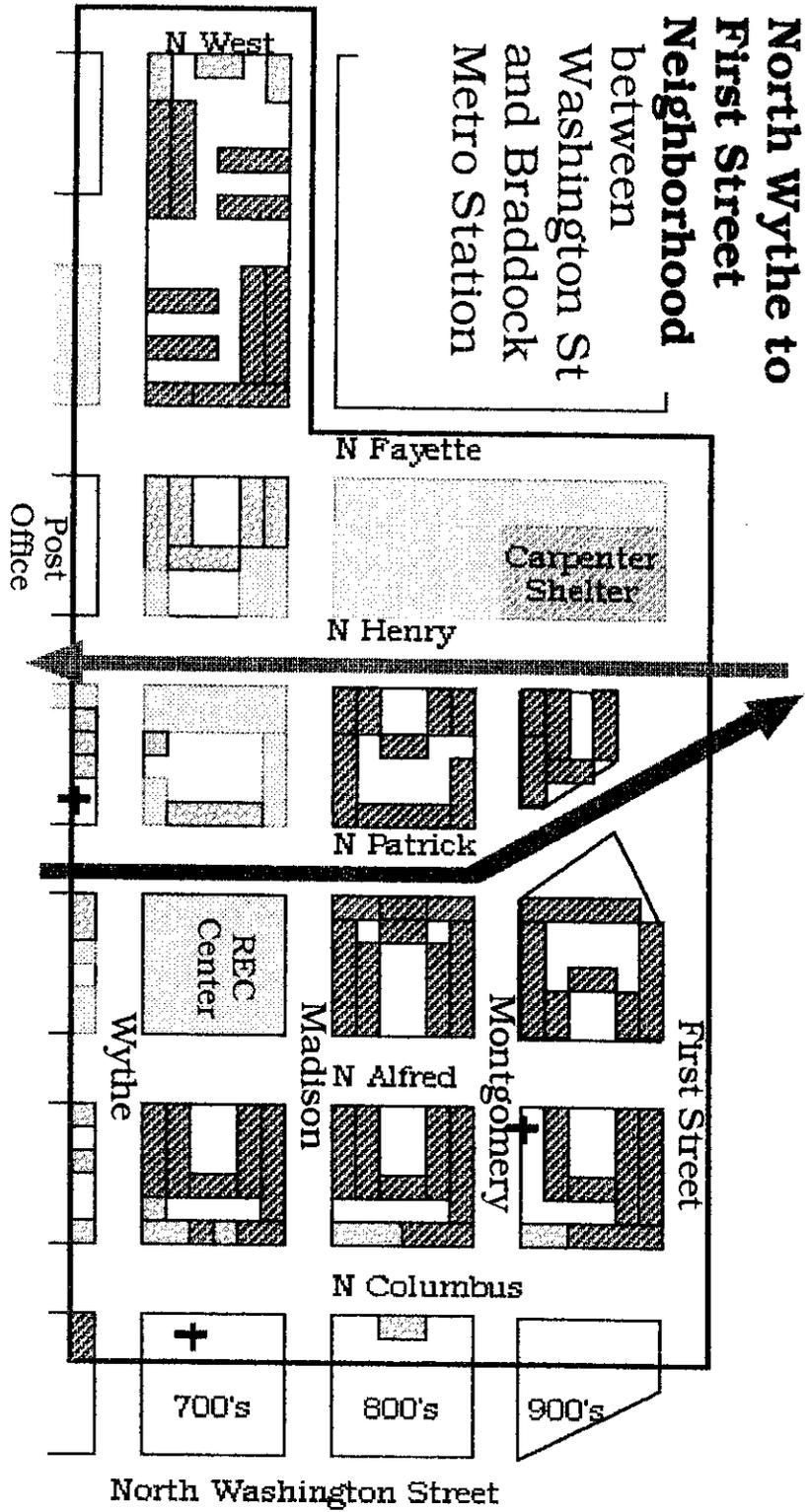
John J. O'Donnell, Jr.

JJO/em
Encl.

North Wytche to First Street Neighborhood

between Washington St and Braddock Metro Station

METRO STATION



22
6-10-03



"Harry Williams"
<harryw@starpower.net
>

To: <jackie.henderson@ci.alexandria.va.us>
cc:
Subject: FW: ARCH Use

06/02/2003 09:47 PM

Copy of letter I sent to the Mayor and Council members so you can include the letter in the docket item for the Council meeting so that it's part of the public record.

Thank you,

Harry Williams

-----Original Message-----

From: Harry Williams [mailto:harryw@starpower.net]
Sent: Sunday, June 01, 2003 9:11 AM
To: 'mayoralx@aol.com'
Subject: ARCH Use

The Honorable Mayor Kerry Donley,

For the past two winter seasons I have served as the overnight volunteer coordinator for the Church of Saint Clement's Winter Shelter. For many years my wife and I were active in ALIVE beginning in 1969 when it was founded. I have been a resident of Alexandria since 1969. In the sixties (and before) there were several single room residences available for men and women. These at least provided a low cost alternative for individuals who would otherwise have been homeless.

The homeless population in Alexandria is increasing and the city does not have a place where these individuals can be housed and receive the guidance they so desperately need. A Safe Haven facility for seven or eight of these individuals will begin to address this need.

With the current city and state budget situation, the City should pursue every opportunity to access funding to support the needs of these individuals. Up to \$750,000 is available from HUD, with renewal funding available each year, for a permanent supportive housing facility. The City

25

should support the Community Services Board (CSB) use of the ARCH property so the maximum amount of HUD funding may be obtained.

The CSB has a proven track record in managing and operating residential properties for individuals with mental health, mental retardation, and substance abuse issues. This wealth of experience and competence will be invaluable in accessing the HUD funding.

It is very difficult to locate a project for consumers with mental health and/or substance abuse problems, much more difficult than for foster youth, the other very worthy option being considered by the City for the ARCH property. The third option being considered by the City, selling the property for affordable housing, would mean a loss of a City owned property desperately needed to serve those Alexandria citizens who, without the City's help, are unable to care for themselves. My experience with the Saint Clement's Overflow Winter Shelter indicates that many, if not most, of these individuals are Alexandria residents appearing year after year. Many of them have jobs but require additional counseling and simply cannot afford any housing in the City.

I urge you to seriously consider using the ARCH property to assist the chronic street population of Alexandria.

Sincerely,

Harrison B. Williams

3617 Oval Drive

Alexandria, VA 22305



<kcnaser@comcast.net>
06/02/2003 08:47 PM

To: <jackie.henderson@ci.alexandria.va.us>,
<phil.sunderland@ci.alexandria.va.us>
cc:
Subject: re:June 10 Council Mtg - ARCH Property Use

22
6-10-03

----- Original Message -----

From: kcnaser@comcast.net
To: eberweincouncil@comcast.net ; dspeck@aol.com ; council@joycewoodson.net ;
DELPepper@aol.com ; wmeuille@wdeuille.com ; billclev@comcast.net ; mayoralx@aol.com
Sent: Monday, June 02, 2003 5:09 PM
Subject: ARCH Property Use

Dear Mayor Donley and Members of the Alexandria City Council,

I write to urge your favorable consideration of using the existing ARCH property for the establishment of a permanent supportive housing facility for some of our most problem-burdened residents. As proposed by the Community Services Board (CSB), such use of this facility already utilized by social services would maximize the type and location of needed services. And, by using ARCH (or another CSB property, such as the Columbus & Wythe facility) for sheltering homeless individuals who are unable to use the existing shelter system would open the possibility to obtain much needed support from the Department of Housing and Urban Development (HUD) for addressing chronic homelessness.

As a past president and long time member of the ALIVE! Board of Directors, I also want to voice my support for the possibility of using the Payne Street ALIVE! House for Alexandria youth who are aging out of foster care. Youth at this age, and foster children in particular, are very vulnerable and helping them transition to becoming adults and responsible citizens by stabilizing their housing situation is critical.

Thank you for your favorable consideration of the CSB proposal.

Ken Naser
Kenneth D. Naser
603 N. Naylor Street
Alexandria, Virginia 22304

22
6-10-03



<karl.tamai@uspto.gov
>
06/04/03 11:17 AM
Please respond to
karl.tamai

To: <beverly.jett@ci.alexandria.va.us>
cc:
Subject: City of Alexandria Website Contact Us · EMail for Beverly Jett
(beverly.jett@ci.alexandria.va.us)

Time: [Wed Jun 04, 2003 11:17:58] IP Address: [63.71.228.3]

Response requested: []

First Name: karl

Last Name: tamai

Street Address: 702 north columbus st

City: alexandria

State: va

Zip: 22314

Email Address: karl.tamai@uspto.gov

Comments: Karl Tamai
702 North Columbus Street
Alexandria, Virginia 22314
June 4, 2003
City Council of Alexandria
City of Alexandria
301 King Street
Alexandria, Virginia 22314

RE: Reuse of ARCH Facility at 716-718
North Columbus Street

Dear Council Members:

I am a resident owner of a townhouse on the 700 block of North Columbus Street. I am bitterly opposed to the use of the prior ARCH facility as a half way house for homeless, recovering drug/alcoholics, or homeless persons. I am currently surrounded by a half way house at 633 North Columbus Street (diagonally across the street), low income housing on Wythe Street, and low income housing along the entire 700 block of North Alfred Street (directly behind my house). If the city decides to place another halfway house, I would be sandwiched on three sides by city subsidized residences for underprivileged people. In addition the Carpenter Shelter is

only four blocks away on Patrick Street. I believe that there is no other city block in Alexandria where the residents are surrounded on three sides by city subsidized residents, and I do not believe that I should be the first.

The concentration of underprivileged people may have a direct impact on the crimes that occur on North Columbus Street, such as for example: illegal drug use and sales, alcohol sales at the 7-11 convenience store, vandalism of personal property, trespass, and late night nuisances. I currently must resort to additional safety measures, such as bars on my first floor windows and incurring a monthly fee for alarm system for the house to provide for my safety. The council should consider the safety of the children in the day care center directly across from the 716-718 facility who routinely play outside and walk between the day care facility on north Columbus and the sister facility several blocks away. I believe the current closing of the ARCH facility provides the city an opportunity to address the crime issue in the area by selling the facility as townhouses to city police officers. The division and sale of the town homes to low income residents is one of the options presented at the May 29th meeting. The sale to police officers would allow the city to increase the low income residences within the city, to increase the number of city employees who live and work within the city, to provide a deterrent to crimes in the area, and increase the visibility of the police in and around the 7-11 convenience store. I believe that is a win-win situation for all involved.

My other choices for reuse of the facility (in order of decreasing preference) would be to divided and sell the townhouses for the fair market value, to sell to low income residents, and to use the facility as a foster home for college students who are wards of the state. I am not in favor of the foster home because of the unpredictability of the college students in an experimental stage of their lives. I have no desire to have a fraternity/animal house type atmosphere on my block. The foster home reuse is a lesser of two evils, when compared to the half way house reuse.

I would like to thank the council for providing me the opportunity to present my

concerns and opinions. If I can be of further assistance in this matter or if you have specific question that I answer please contact me by telephone at 703 684 7069.

Very Truly Yours,

Karl Tamai

22
6-10-03



Mary Riley
<maryriley@comcast.net
>

To: City Clerk <jackie.henderson@ci.alexandria.va.us>
cc:
Subject: Fw: ARCH Use

05/30/2003 12:15 PM

City Clerk - RE: JUNE 10 COUNCIL MEETING, ARCH PROPERTY

----- Original Message -----

From: Mary Riley
To: William Cleveland ; Joyce Woodson ; Euille, Bill ; Donley, Kerry ; Del Pepper ; David Speck ; Claire Eberwein
Cc: Phil Sunderland ; Michael Gilmore
Sent: Wednesday, May 21, 2003 11:41 PM
Subject: ARCH Use

Dear Mr. Mayor and Council Members,

I wanted to follow up on my comments at the Public Hearing on the "Options for the ARCH Property" and urge you to seriously consider a CSB use of the property for permanent supportive housing. I realize that both groups under consideration - foster youth and homeless - have tremendous needs, and neither has a real voice in the public process. Your decision must be based on the most efficient and effective use of the ARCH property, and I believe the CSB option best meets these criteria.

As I suggested at Saturday's public hearing, one potential option for use of the ARCH property would be for the CSB to move the consumers currently at the Columbus & Wythe property to the ARCH location and utilize the Columbus & Wythe property for a Safe Haven. A Safe Haven is a 7 - 8 bed facility for difficult-to-serve, unsheltered homeless persons who are unable to use the existing shelter system, usually due to severe mental illness and/or substance abuse issues. Right now, there is no place within Alexandria for these individuals to be housed and receive the services they so desperately need. The deaths of several homeless individuals over the past two winters in Washington, D.C. dramatically illustrate the crisis facing this population. We here in Alexandria cannot continue to ignore this population. Research has proven that these individuals can be helped once they are physically secure and able to establish trust with treatment workers. The consumers at Columbus & Wythe, some of whom were living on the street when they first came into the facility, are a shining example of this. They are now stabilized and leading productive lives. Furthermore, the Columbus and Wythe property design is ideally suited for a Safe Haven, with individual apartments and space for 24-hour staffing. (My testimony to City Council on April 12 is attached as "hsc1-yrplaninput3" and my comment at the Public Hearing on May 17 is attached as "publichear5-17-03." These attachments document the need for a Safe Haven facility and include statistics from the 2003 Survey of Homeless Persons in Alexandria.)

I am sure you are all aware of the sensitive issues involved in siting a property such as this - much more difficult than siting a property for foster youth. **There are many more viable options for the placement of these youth than there are for the population CSB needs to house.** I have suggested to the City Manager and to the Acting DHS Director that they seriously consider the use of the ALIVE! House for foster youth. It provides a nurturing, home-like environment with easy access to Metro in a very nice neighborhood. I have attached e-mail correspondence concerning this potential option (see "ALIVE!option"). The CSB has also offered the possibility of DHS using some of CSB's supervised apartments for these youth.

Furthermore, **the CSB can access up to \$750,000 from HUD per annum** to support a permanent supportive housing facility at the North Columbus Street location. This is on-going, continuation funding -

funding that may not be available in future years. We have corresponded with the City Manager about other potential locations. However, none of these options is as financially attractive as the ARCH property due to the fact that acquisition and/or rehab costs would be deducted from the amount that we are able to access from HUD on an on-going basis. One alternative suggestion discussed was our Substance Abuse facility at Mill Road. I have attached an e-mail to the City Manager explaining why the Board does not believe this location is viable for a Safe Haven (see "MillRdOption").

Should we not utilize a property with an existing social services use (as the ARCH is), the Board's Housing Plan would call for our next permanent supportive housing project to be placed in Housing Planning Area IV, Old Town and the Southeast Quadrant. (Planning Area V, which is where the ARCH property is, would be the second choice, with other neighborhoods throughout Alexandria in subsequent placements.) We believe the N. Columbus location is the ideal solution because it is already City-owned and it is already zoned for social service use. We believe it would be extremely difficult to find and site a property for this population in the other Planning Areas, thereby losing the opportunity for the HUD funding.

Finally, a related issue which is causing me much concern: I have recently learned that DHS has scheduled a "neighborhood information session" on May 29 on the options being considered for the ARCH property. I believe such a session puts the Board and the City at risk of a Fair Housing violation and urge that it not be done. I have attached my e-mail to the City Manager addressing this concern (see "ARCH&FairHousing"). We must all be cognizant of consumer protections under Fair Housing law. To "solicit" the neighbors for comments on the options currently on the table invites dissent. I think we all know which option would be chosen. I would hope that public notice was made to the civic associations and neighbors prior to the Public Hearing on May 17, so that neighbors concerned about the use of the property could have come to that hearing.

It is unfortunate that the Board was not included in this process earlier so that all of the options (such as the use of ALIVE! House or other locations for foster youth) could be discussed in detail, and I'm sorry that I have not had the opportunity to meet with each of you to explain our proposal in more detail. Now, with a very limited time frame in which to gather all the necessary information and especially considering the fact that HUD is offering on-going continuation funding of this magnitude for permanent supportive housing, we hope that you will support our efforts in accessing this funding by approving a CSB use of the ARCH property. I would appreciate the opportunity to meet with each of you before your decision on June 10. Please e-mail or call me at 703-836-8823 after you have had a chance to review the attachments, or I will touch base with you before the 10th.

Thank you.

Mary Riley
Acting Chair, Community Services Board

P.S. Paper copies of this e-mail with all attachments will be delivered to your City Hall address within 24



hours. hsc1-yrplaninput3.wp publichear5-17-03.doc ALIVE!option.doc MillRdOption.doc ARCH&FairHousing.doc



"Vogt, Gregory"
<gvogt@wrf.com>

06/02/2003 05:20 PM

To: <phil.sunderland@ci.alexandria.va.us>,
<jackie.henderson@ci.alexandria.va.us>

cc:
Subject: FW: Need for Safe Haven

22
6-10-03

I wanted to send you a courtesy copy of an email that I sent to the mayor and council members. Please let me know if you have any questions.

-----Original Message-----

From: Vogt, Gregory
Sent: Monday, June 02, 2003 4:05 PM
To: 'mayoralx@aol.com'; 'billclev@comcast.net'; 'wmeuille@wdeuille.com';
'delpepper@aol.com'; 'council@joycewoodson.net'; 'dspeck@aol.com';
'eberweincouncil@comcast.net'
Subject: Need for Safe Haven

I am sending this message to urge the City Council to designate the ARCH property at 716 Columbus St. for a Safe Haven facility for the homeless in Alexandria. Funding for running the program is available right now from HUD, so all the city would need to do is provide property for the program.

I am the Coordinator of the Blessed Sacrament Overflow Hypothermia shelter run in conjunction with Carpenter Shelter's Hypothermia program. I am also a volunteer at Carpeneter's Hypothermia program. During my efforts supporting the homeless of Alexandria, I have worked with a number of the City's chronic homeless. As you know, chronic homelessness has a number of causes that are difficult to combat, including drug and alcohol abuse and mental illness. There is a strong need for us to do more to help these chronically homeless men get back on their feet to be able to live productive lives on their own.

One thing I do know: these men could easily be our fathers, brothers or sons. Many are trying to be or stay employed. Several have had careers that have since gone sour. They are children of God that deserve and need our compassion and help.

They are not thriving now. They live in danger every day from violence, hunger and exposure. It may be easier to tell ourselves that they don't deserve help because their plight is of their own making. But where would anyone of us be if we had not been helped along the way or steered down the right path. We can't give up just because these men have not enjoyed our good fortune.

Right now there is precious little being done to provide a helping hand to the chronic homeless of our City. Establishing a Safe Haven could allow for an intensive treatment opportunity that could put the homeless back on track. Since there are so few appropriate sites that could be used for this purpose, I urge you to seize the opportunity presented by the ARCH property. Let's do all we can to help get our fathers, brother and sons off the streets for good.

Thanks a lot for your consideration.

Gregory J. Vogt
voice: (202) 719-3240
fax: (202) 719-7049
email: gvogt@wrf.com

22
6-10-03



Nancy Mercer
<NMercer@thearcofnov
a.org>

06/05/2003 03:00 PM

To: "mayoralx@aol.com" <mayoralx@aol.com>, "billclev@comcast.net" <billclev@comcast.net>, "wmeuille@wdeuille.com" <wmeuille@wdeuille.com>, "delpepper@aol.com" <delpepper@aol.com>, "council@joycewoodson.net" <council@joycewoodson.net>, "dspeck@aol.com" <dspeck@aol.com>, "eberweincouncil@comcast.net" <eberweincouncil@comcast.net>
cc: "phil.sunderland@ci.alexandria.va.us" <phil.sunderland@ci.alexandria.va.us>, "City Clerk, Jackie Henderson:" <jackie.henderson@ci.alexandria.va.us>
Subject: RE: June 10 Council Meeting, ARCH Property

June 4, 2003

To the Honorable Mayor, Vice Mayor and Members of the Alexandria City Council,

As a provider of mental health services for over 20 years in Virginia and Maryland I became acutely aware of the need for programs that would provide the necessary support to help individuals who were homeless and experiencing substance abuse problems "get off the streets"--and stay off the streets. For years we experimented with a series of projects and interventions that would make this goal a reality. Over the last ten years I have had the privilege of watching, what some might call, miracles happen. Through HUD funding that supports the residential, outreach and case management components in a program referred to as the Safe Haven model, hundreds of individuals have been provided with the resources to identify their personal strengths and networks of support to grow and participate as active citizens again--as opposed to remaining shadows of people wandering on the edges of the sidewalks or sleeping in between buildings or down side alleys. These are the "street people" many of us walk by everyday-- and hope that no eye contact will be made as we go on with our lives. These are the SAME people, that when given the support to "get off the streets" will contribute back to our community in meaningful ways.

I have read reports that the "long-term" street population in Alexandria is increasing (113 persons found in January 2003 count) and the City does not currently have a place where these individuals can be housed and receive the treatment they so desperately need. A Safe Haven facility for 7 - 8 of these individuals will begin to address this need. And more than that will give these 7-8 folks an opportunity for a "new beginning".

With the current City and State budget situation, the City should support every effort to access funding to support the needs of our most disenfranchised citizens. Up to \$750,000 is available from HUD, with renewal funding available each year, for a permanent supportive housing project. The City should support the CSB use of the ARCH property so that the maximum amount of HUD funding can be obtained.

I wanted to share my thoughts on this matter, as I have worked closely with the Alexandria Homeless Task force and the Alexandria CSB on this issue. Investing in a Safe Haven for the community, is an investment that will pay off year after year after year.

If you have any further questions, please do not hesitate to call me.

Nancy Mercer
703-532-3214

With the current City and State budget situation, the City should support every effort to access funding to support the needs of our most disenfranchised citizens. Up to \$750,000 is available from HUD, with renewal funding available each year, for a permanent supportive housing project. The City should support the CSB use of the ARCH property so that the maximum

amount of HUD funding can be obtained.

22
6-10-03



"Ryan K. Lovett"
<rlovett@ccda.net>
06/02/2003 11:44 AM

To: <phil.sunderland@ci.alexandria.va.us>,
<jackie.henderson@ci.alexandria.va.us>
cc:
Subject: FW: CSB use of ARCH

RE: June 10 Council Meeting, ARCH Property

June 2, 2003

The Honorable Mayor Kerry J. Donley
Alexandria City Council Members
City Hall
301 King Street, Room 2300
Alexandria, VA 22314

Dear Mr. Mayor and Council Members,

I am writing to request that you support the development of a federally funded Safe Haven in Alexandria. It is my understanding that your support will best be expressed by voting to make available the Alexandria Residential Care Home (ARCH) for use as a Safe Haven.

The requested use of the ARCH property would help to ensure that the City of Alexandria Continuum of Care remains competitive as it attempts to secure the \$750,000 in incentive funds the Department of Housing and Urban Development (HUD) is offering for Safe Haven projects which have the relevant characteristics of permanent housing. Moreover, and beyond the mere financial incentive, there is a substantial body of evidence that indicates this will be both an effective and an efficient use of resources:

- Permanent supportive housing ends homelessness. Approximately 80% of homeless people with disabilities who are given the opportunity to move into supportive housing stay for a year or more, and many who leave move to independent settings.
- Supportive housing saves money. Supportive housing reduces costs for emergency room and hospitalizations by more than 50%, while increasing earnings from employment. A recent study found that supportive housing can achieve community-wide savings of more than \$16,000 a year per person in the use of public health services, hospitals, shelters, and jails.

People who experience chronic homelessness have significant disabilities and are often homeless for years at a time. Permanent supportive housing – housing with services –

helps them move from the streets and shelters into safe secure housing, and provides them with the opportunity for recovery. As indicated by the recent point-in-time survey, the chronic homeless population in Alexandria is on the rise. Supporting a Safe Haven facility would demonstrate not only that you appreciate the responsibilities of civic governance, but – more importantly – would help to save the lives of some of our most vulnerable neighbors. Congress and the Administration have set a goal of ending chronic homelessness in 10 years. The development of a Safe Haven – housing and supportive services for people who experience chronic homelessness – would truly help to ensure that this goal is met. I solicit your support in this important endeavor. Ending chronic homelessness will improve our communities and the lives of the people who experience it every year.

Sincerely in Christ,
Steve Luteran

Executive Director

Catholic Charities of the Diocese of Arlington

Please address any electronic correspondence to:

Ryan K. Lovett
Housing Coordinator &
Disaster Relief Coordinator
Catholic Charities Diocese of Arlington
200 North Glebe Road, Suite 506
Arlington, VA 22203
(703) 841-3822
FAX (703) 841-3840
rlovett@ccda.net

<http://www.ccda.net/>

UNITED WAY #8055

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22
6-10-03



"S.W. and E. A.
Livingston"
<livings@comcast.net>

To: <jackie.henderson@ci.alexandria.va.us>
cc:
Subject: Fw: A win-win situation

05/30/2003 04:14 PM

----- Original Message -----

From: S.W. and E. A. Livingston

To: wmeuille@wdeuille.com

Sent: Wednesday, May 28, 2003 10:04 PM

Subject: A win-win situation

Dear Mayor-Elect William Darnell Euille -- I think Mary Riley of the Community Services Board is proposing a win-win situation that will help both the hard to place homeless and older foster children. The CSB staff has lots of experience with running residences and DHS does not. The older foster children that DHS wants to serve could be housed with ALIVE which has experience mentoring families with all ages of children. Meanwhile, there is up to \$750,000 from HUD to support the supportive housing facility at the North Columbus location.... I just learned of this issue tonight and I think that Mary Riley's ideas are most thoughtful! I sincerely hope you will give her suggestions serious consideration. All my best, Betty Livingston

22
6-10-03



carolfreeman
<carolfreeman@comcast.net>

To: <jackie.henderson@ci.alexandria.va.us>
cc: <phil.sunderland@ci.alexandria.va.us>
Subject: RE: June 10 Council Meeting, ARCH Property

06/01/2003 04:41 PM

Dear Mr. Mayor and Members of City Council,

I am writing in support of using the ARCH property as a Safe Haven for homeless individuals and to urge City Council to give this option serious consideration. I understand that DHS has another proposed use for this facility – a foster home for youth. However, the ARCH property appears to be a better choice for the Safe Haven and there are other options for the youth foster home that deserves careful consideration.

There are three compelling reasons for locating the Safe Haven at the ARCH property.

1. The availability of HUD funding in the amount of up to \$750,000 annually on a continuous basis to support a permanent facility for the chronically homeless. Given the cutbacks at all levels of government (local, state and federal), this is an excellent opportunity to bring additional federal funds into the community.
2. It would be difficult to find another property in Alexandria for this particular use, and delays in establishing a Safe Haven could jeopardize HUD funding. . The ARCH property has the advantage of being owned by the City and being zoned for a social service use.
3. The ARCH property, a 10-bedroom facility, could be licensed for 4 foster youth or 8 adults. The ARCH property would be underutilized if the City decides to use it for foster youth. Given its size, it makes more sense to use it to house 8 adults. The ALIVE! House, a 4 bedroom facility in Old Town, is a promising option for the foster home, as would be the supervised apartments offered by the Community Services Board.

Currently there are no services for homeless individuals who suffer from mental illness, and some of whom are also struggling with substance abuse issues. These chronically homeless adults cannot use the existing shelters. The establishment of a 7-8 bed Safe Haven is a high priority of both the Homeless Services Coordinating Committee and the Community Services Board, and is clearly spelled out as a high priority in the **Five Year Consolidated Housing Plan**. We are currently in the fourth year of the Five-Year Plan and we have made little progress in meeting this priority.

In summary, a decision to use the ARCH property as a Safe Haven gives us the opportunity to meet this priority; to access federal funds; and to fully utilize the space.

Thank you for your consideration.

Sincerely,

Carol Freeman

22
6-10-03



"Rita Brown"
<brown_rita_@hotmail.com>

06/03/2003 11:22 AM

To: <phil.sunderland@ci.alexandria.va.us>, <jackie.henderson@ci.alexandria.va.us>
cc:
Subject: CSB proposal for the ARCH property

I strongly support the CSB proposal for a safe haven at the ARCH property. As a provider of services for the homeless for several years the need for a safe haven has been apparent for some time. CSB has an excellent record in providing permanent and supportive housing and the availability of HUD funding makes this proposal logical and attractive.

Add photos to your e-mail with MSN 8. Get 2 months FREE*.

22
6-10-03



"Meredith Wade"
<meredith@opmh.org>
06/03/2003 03:26 PM
Please respond to
meredith

To: <phil.sunderland@ci.alexandria.va.us>,
<jackie.henderson@ci.alexandria.va.us>
cc:
Subject: Re: June 10 Council Meeting, Arch property

For your consideration...

-----Original Message-----

From: Meredith Wade [mailto:meredith@opmh.org]
Sent: Tuesday, June 03, 2003 2:05 PM
To: mayoralx@aol.com; billclev@comcast.net; wneuille@wdeuille.com;
delpepper@aol.com; council@joycewoodson.net; dspeck@aol.com;
eberweincouncil@comcast.net
Subject: ARCH Use

Dear Mr. Mayor and Council Members,

I have been made aware of the discussion concerning the options for the use of the ARCH property and urge you to allow the Community Services Board to use it for permanent supportive housing. The CSB has a good record in managing and operating residential properties for consumers with mental health, mental retardation, and substance abuse issues. This experience and competence will be invaluable in accessing critical HUD funds which are available at this time, and facilitating the establishment and maintenance of the program.

Our city has a sizeable and growing population of disenfranchised citizens who desperately need the involvement and support of their city to live safe and viable lives. Successfully accomodating this population makes our entire city a better place to live and work and is a moral imperative that must be met. We are fortunate to have viable alternatives for the other at-risk population, our youth, such as those options suggested by the CSB and ALIVE!. That population stands to benefit from the community stability afforded by the use of the ARCH property for a Safe Haven project.

On another note, if you have not had time to meet with CSB Acting Chair, Mary Riley, to discuss the situation, please do. Mary has dedicated a great deal of time and energy to serving this population for several years, she has "done her homework," and is a reasonable and thoughtful individual committed to the good of Alexandria. I wholeheartedly support her recommendation to you that Council approve CSB's use of the ARCH property.

Meredith S. Wade
207 Woodland Terrace, 22302
703-836-3951

22
6-10-03



"Herb Cooper-Levy"
<herbcl@rpjhousing.org
>

05/30/2003 03:59 PM

To: <phil.sunderland@ci.alexandria.va.us>, <jackie.henderson@ci.alexandria.va.us>
cc:
Subject: ARCH House

-----Original Message-----

From: Herb Cooper-Levy [mailto:herbcl@rpjhousing.org]

Sent: Tuesday, May 27, 2003 12:07 PM

To: 'mayoralx@aol.com'; 'billclev@comcast.net'; 'wmeuille@wdeuille.com'; 'delpepper@aol.com'; 'council@joycewoodson.net'; 'dspeck@aol.com'; 'eberweincouncil@comcast.net'

Subject: ARCH House

The Honorable Mayor and Members of City Council

I urge you to support a Community Services Board (CSB) use of the ARCH property at 716-8 N. Columbus Street. As both a long-time resident of Alexandria and as executive director of a non-profit affordable housing organization that works in Alexandria, I know that the chronic street population in Alexandria is increasing and the City does not currently have a place where these individuals can be housed and receive the treatment they so desperately need. A Safe Haven facility for 7-8 of these individuals will begin to address this need.

The City should support the CSB use of the ARCH property so that the maximum amount of HUD funding can be obtained. Up to \$750,000 is available from HUD, with renewal funding available each year, for a permanent supportive housing project. Further, the CSB has a proven track record in managing and operating residential properties for consumers with mental health, mental retardation, and substance abuse issues, with the current inventory including 10 group homes and 53 condominiums/apartments. This wealth of experience and competence will be invaluable in accessing the HUD funding.

Other proposed uses of the property are valid, but they fail to take maximum advantage of this unique opportunity. Finding a site for foster youth does not raise the same level of difficulty as finding a site for consumers with mental health and/or substance abuse issues does. Selling the property for affordable housing would mean a loss of a City-owned property desperately needed to serve those Alexandria citizens who, without the City's help, are unable to care for themselves.

Again, given this rare opportunity to do something for Alexandria's chronic homeless population, I urge you to support the creation of a Safe Haven at 716-8 N. Columbus Street.

Thank you for your consideration.

Herb Cooper-Levy
executive director
RPJ Housing

42

703.528.5606.13
FAX 703.351.9754
herbel@rpjhousing.org

22
6-10-03



Bruce E Thompson
<bthomp7@juno.com>
06/02/2003 07:33 PM

To: <phil.sunderland@ci.alexandria.va.us>,
<jackie.henderson@ci.alexandria.va.us>
cc:
Subject: Fw: Re: ARCH Use

----- Forwarded Message -----

From: Mary Riley <maryriley@comcast.net>
To: Bruce E Thompson <bthomp7@juno.com>
Date: Mon, 02 Jun 2003 18:51:18 -0400
Subject: Re: ARCH Use
Message-ID: <028e01c32959\$7ac588e0\$68e03144@alxndr01.va.comcast.net>
References: <20030602.183817.-550653.2.bthomp7@juno.com>

Dear Bruce and Susan,

This is a wonderful letter. We can't thank you enough for taking the time to write it. If you haven't done so already, could you please forward copies of your letter to the following:

- City Manager, Phil Sunderland: phil.sunderland@ci.alexandria.va.us
- City Clerk, Jackie Henderson: jackie.henderson@ci.alexandria.va.us

On the City Clerk's, please note: **RE: June 10 Council Meeting, ARCH Property**

Thanks again.

--Mary

----- Original Message -----

From: Bruce E Thompson
To: mayoraix@aol.com ; wmeuille@wdeuille.com ; BILLCLEV@comcast.net ;
delperpepper@aol.com ; council@joycewoodson.net ; dspeck@aol.com ;
eberweincouncil@comcast.net
Cc: maryriley@comcast.net ; susanstarrsthompson@juno.com ; ccthomps@aol.com
Sent: Monday, June 02, 2003 6:38 PM
Subject: ARCH Use

Dear Mayor Donley, Vice Mayor Cleveland, Mayor-elect Euille, and members of the City Council,

You soon will have the opportunity to decide the best use for the city's ARCH property at 716 N. Columbus Street, with three attractive options as a supportive housing project under the Community Services Board, as a facility for foster youth, or sale for affordable housing.

44

We (Susan and Bruce Thompson) ask you to decide in favor of use as a CSB supportive housing project. We have been city residents for over 25 years, worked with Bill Noonan to set up the Blessed Sacrament and Carpenter's Shelters, served in the Low-Income Housing Committee, NAMI, and Friends of the AMHC, and have a son with schizophrenia. We are thus familiar with the issues you face, and sympathetic with all the options, as you decide how best to use city property to help the most vulnerable of our fellow residents.

Mary Riley's e-mails have provided you with the reasons why supportive housing for the homeless is the best option for the ARCH property. Mary is, we believe, absolutely correct. In particular, please bear in mind that:

- such use allows the city to access \$750K (renewable) from HUD;

- it opens the way for creation of a Safe Haven at the Columbus-&-Wythe house, which is a top priority of Alexandria's Homeless Services Coordinating Committee;

- it uses the CSB, with its experience and ability, to get the funds and manage the property;

- it addresses the most difficult problem, which is funding and locating housing for people with mental health and substance-abuse problems, thereby freeing you to consider other options for the more tractable issues of affordable housing and placing foster youth; and

- it makes fullest use of the 10-bedroom property, since it permits housing 8 consumers and staff, while licensing requirements would allow housing only 4 foster youth.

There is a growing list of mentally ill Alexandria residents waiting for assisted housing. Some of them are on the street, and are so ill that they can only be housed in a Safe-Haven. We ask you to listen to Mary and the CSB's reasoning, and provide the ARCH property for permanent supportive housing.

-- Signed, Bruce and Susan Thompson
 902 Peele Place
 703-751-7943

22
6-10-03



<jliss@twsc.org>
06/02/2003 12:26 PM

To: <phil.sunderland@ci.alexandria.va.us>
cc: <jackie.henderson@ci.alexandria.va.us>
Subject: ARCH support letter

Dear Phil,

I am writing to request that Council seriously consider a Community Services Board use of the ARCH property. Assuming that ongoing HUD funding is available, CSB usage will be a step toward the 'continuum of care' that is so needed in our City and it will not impact our ongoing housing budget.

Sincerely,

Jon Liss
TWSC, Director

cc: Mayor and Council

22
6-10-03



T & S Arnold
<a.tsarnold@verizon.net
>

To: <jackie.henderson@ci.alexandria.va.us>
cc:
Subject: Use of ARCH housing - June 10 Council Meeting

06/05/2003 10:45 AM

ALIVE! House
ALIVE! Inc.
125 South Payne Street
Alexandria, VA 22314

June 3, 2003

Dear Mayor Donley:

Let's take advantage of this opportunity to provide shelter for more of Alexandria's citizens; let's use the ARCH property at 716-718 North Columbus to provide a Safe Haven for those dually diagnosed with mental illness and substance abuse. Our Consolidated Plan for Housing says we want to take care of the hardest to serve, the 'street people'. Let's make this plan a reality. Let's make Alexandria the Compassionate City.

The Arch property is suited to serve these individuals. Funding is available through the HUD grant. The cost to the City would be much less than the alternative plan, a home for foster youth. Young people, aging out of foster care, can be served at ALIVE! House - we have one in residence now. We can accommodate more youth than the North Columbus site can - and at no extra cost to the City. Our Shelter Director, LaRue Barnes, is experienced and well-qualified to supervise and provide mentors for these adolescents. ALIVE! and its volunteers are ready to offer them support and compassion.

If we lose this opportunity to provide permanent supportive housing for our street people, when will it come again? Will these homeless people continue to walk our streets, stand on our corners, and mock our good intention to help them? An intention that is never put into action. A plan that doesn't materialize. CBS knows how to manage a home for the dually diagnosed - let's give them the opportunity NOW.

Sincerely
Susanne Arnold
Chair, ALIVE! House Committee

cc: Phil Sunderland, City Manager
Jackie Henderson, City Clerk

47

22
6-10-03



"Jim Hoben"
<JHoben@wpc-alex.org>
>

06/05/2003 11:45 AM
Please respond to
JHoben

To: "Clarire Eberwein (E-mail)" <eberweincouncil@comcast.net>, "David Speck (E-mail)" <dspeck@aol.com>, "Joyce Woodson (E-mail)" <Council@joycewoodson.net>, "Kerry Donley (E-mail)" <Kdonley@vcbonline.com>, "Redella S. Pepper (E-mail)" <delpepper@aol.com>, "William Cleveland (E-mail)" <billClev@comcast.net>, "William Euille (E-mail)" <wmeuille@wdeuille.com>
cc: "Phil. Sunderland (E-mail)" <phil.sunderland@ci.alexandria.va.us>, <Jackie.henderson@ci.alexandria.va.us>
Subject: Ltr on ARCH Property

The following letter has also been mailed to you. I hope to be at the Council hearing, but presently have another scheduled meeting. Thank you for your thoughtful deliberation. Jim

June 5, 2003

The Honorable Kerry Donley, Mayor and City Council Members
301 King St., Rm. 2300
City of Alexandria
Alexandria, VA 22313

Dear Mayor Donley and City Council Members

Subject: ARCH Property

I urge you to convey the ARCH property to the Alexandria Community Services Board (CSB). CSB ownership will provide the greatest benefit to the City, particularly to meet long-term affordable housing for Alexandria's most needy citizens. Based upon a long positive record, we know that CSB will be a "good" neighbor to all.

I know that you are considering several uses for the ARCH property. While an attractive thought, selling the ARCH property to low-income families would provide the least long-term benefit to needy citizens. Up to two families would be assisted, then possibly none there after. This option also relinquishes what is already a publicly owned property that is badly needed. As you know, property acquisition for low-income individuals or families is problematic and virtually prohibitive financially.

The proposal to use the property for foster care is another option. It is hard to turn away from that request. However, there are viable options to meet the important foster care needs. There is also greater public acceptance for accommodating foster children in alternative locations.

I recommend the third option -- convey the property to CSB. The City might include a proviso that shortly after the conveyance, CSB and the City will work out the best use of the property, because the final use is not completely settled. As you know, CSB is considering several uses for the ARCH property. Included are a Safe Haven, a possible exchanged use with another nearby property, or an as yet undefined low-income housing use.

By providing the ARCH property to CSB it is certain that it will be

available to up to eight needy Alexandrians. It can be used soon, as the property is already zoned and permitted for social service use. We know that it will be managed exceedingly well given the excellent thirty year CSB record. Over time, many more than eight people will benefit. As residents are assisted by CSB and move upward or elsewhere, the property will continue to be available to more Alexandrians. Finally, ownership by CSB could enable them to apply for substantial additional outside resources for future residents at the ARCH site or another property.

I have deliberated on how to sign this letter. It could be as a homeless advocate. Having worked on the needs of the homeless at the local and Federal levels for many years, I'm certain that CSB's ownership of the ARCH property will result in a needed addition to the City facilities to assist the homeless. Or I might sign it as the Chair of the Alexandria Interfaith Coalition for a Habitat Home, a fifteen church coalition that is building a home at 1112 Princess St. for a low-income family. I'm committed to low-income home ownership, but that goal will be achieved in other places. Or I might sign as the Co-Chair of Housing Action, which is working with the City and others to create a stronger approach to preserving affordable housing in Alexandria. Instead, I sign this letter in my most basic capacity as a member of the Westminster Presbyterian Church. Providing the ARCH property to CSB for assistance to our most needy citizens is the correct thing to do.

Thank you for your thoughtful consideration.

Sincerely yours,

James E. Hoben
Coordinator for Local Ministries



Westminster Presbyterian Church

2701 Cameron Mills Road, Alexandria, Virginia 22302
703-549-4766 • Fax 703-548-1505 • www.wpc-alex.org

Sharing God's Word - Showing God's Love - Serving God's World

June 5, 2003

The Honorable Kerry Donley, Mayor and City Council Members
301 King St., Rm. 2300
City of Alexandria
Alexandria, VA 22313

Dear Mayor Donley and City Council Members

Subject: ARCH Property



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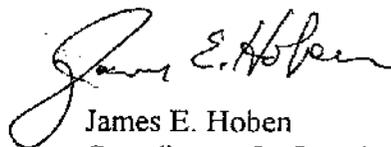
Dr. Roger Shoup, *Interim Pastor* Karen A. Blomberg, *Associate Pastor*
Douglas A. Beck, *Interim Director of Music Ministries* Deke Polifka, *Music Assistant* Joan Sutter, *Director of Children's Ministries*
Clara Beth Van de Water, *Director of Adult Education* Sandra B. Calhoun, *Director of Seniors' Ministries*
Henri F. Rush, *Coordinator of National/International Mission Activities* Art Sauer, *Coordinator of Volunteer Activities*
James Hoben, *Coordinator of Local Missions* Nancy Bea, *Business Administrator* Molly Roden, *Interim Coordinator of Youth Ministries*

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Thank you for your thoughtful consideration.

Sincerely yours,

A handwritten signature in cursive script that reads "James E. Hoben". The signature is written in black ink and is positioned above the printed name and title.

James E. Hoben
Coordinator for Local Ministries

22
6-10-03

**ALIVE! House
ALIVE! Inc.
125 South Payne Street
Alexandria, VA 22314**

Kerry Donley
Mayor, City of Alexandria
301 King Street, Room 2300
Alexandria, VA 22314

June 3, 2003

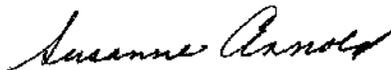
Dear Mayor Donley:

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The Arch property is suited to serve these individuals. Funding is available through the HUD grant. The cost to the City would be much less than the alternative plan, a home for foster youth. Young people, aging out of foster care, can be served at ALIVE! House - we have one in residence now. We can accommodate more youth than the North Columbus site can - and at no extra cost to the City. Our Shelter Director, LaRue Barnes, is experienced and well-qualified to supervise and provide mentors for these adolescents. ALIVE! and its volunteers are ready to offer them support and compassion.

If we lose this opportunity to provide permanent supportive housing for our street people, when will it come again? Will these homeless people continue to walk our streets, stand on our corners, and mock our good intention to help them? An intention that is never put into action. A plan that doesn't materialize. CBS knows how to manage a home for the dually diagnosed - let's give them the opportunity NOW.

Sincerely



Susanne Arnold
Chair, ALIVE! House Committee

cc: Phil Sunderland, City Manager
Jackie Henderson, City Clerk



22 PF
6-10-03

Alfred Street Baptist Church
301 S. Alfred Street
Alexandria, VA. 22314

Mayor and Council Members
Alexandria City Hall
301 King Street
Room 2300
Alexandria, VA. 22314

Dear Honorable Mayor and Council Members,

I am writing to ask you to support a *Community Services Board* use of the ARCH property. A Safe Haven for individuals who are living on the street is very much needed. Such a facility will allow these individuals to be housed and, over time, receive treatment.

As many of you know, I have been involved with Alexandria's unsheltered population for many years both through my work at Alfred Street Baptist Church's *Hypothermia Shelter*, as well as my volunteer work at *Carpenter's Shelter* and *David's Place*. At these places, I have come to know first-hand the extreme difficulties faced by this population. I understand that funding is now available on an on-going basis to create a place where these individuals can be helped and I hope the City will do its part to access this funding. I understand that if CSB can use the ARCH property, enough funding will be available in subsequent years to continue to house a small number of this ever-growing population.

I strongly urge you to support the CSB option for this property.

Sincerely,



Deacon William Willis



Alfred Street Baptist Church
301 S. Alfred Street
Alexandria, VA. 22314

Mayor and Council Members
Alexandria City Hall
301 King Street
Room 2300
Alexandria, VA. 22314

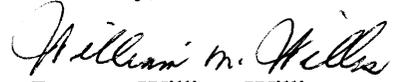
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I strongly urge you to support the CSB option for this property.

Sincerely,


Deacon William Willis

C.C. Jackie Henderson

Re: June 10 Council Meeting. Arch Property

3947 Fort Worth Avenue
Alexandria, Virginia 22304
June 10, 2003

22
6-10-03

Dear Mayor Donley and Council Members,

It is my understanding that a recommendation for the use of the ARCH property housing for post foster youth will be considered this evening. Of course, the foster youth program is a most worthy cause and needs support, but it is also my understanding that alternatives are available for the foster youth program.

With full respect for the public hearing process which was followed and for the staff work and recommendation from the City Manager, I am writing you to support a request that this item be postponed. Since the time of the public hearing there are members of the community who have more recently become aware of the issue, and would like to explore alternative uses, including the possibility of a safe haven home. There is a need for such in our city and there is a Department of Housing and Urban Development (HUD) grant that may be available for the property.

Because the safe haven proposal would house eight individuals, the maximum permitted by City code, providing optimum utilization of the ARCH property, whereas the licensing requirements for foster youth would permit only four youth at one time to be served in the 10-bedroom facility, and because of needs in the city and the available HUD funds, it seems appropriate to explore further.

I appreciate your consideration of this request to again look at the use for the ARCH property.

Sincerely,

Mary Jo Johnson



Mary Kay Schoen
<marykayschoen@earthlink.net>

To: <jackie.henderson@ci.alexandria.va.us>
cc:
Subject: FW: Safe Haven RE: June 10 Council Meeting, ARCH Property

06/09/2003 06:40 PM

----- Forwarded Message

From: Mary Kay Schoen <marykayschoen@earthlink.net>
Date: Mon, 09 Jun 2003 18:28:13 -0400
To: <mayoralx@aol.com>
Subject: Safe Haven

Mayor Donley,

Knowing that you share the concern of so many Alexandrians that we treat our neediest citizens with justice and compassion, we ask you to try hard to find a way to utilize the ARCH property on N. Columbus so that Safe Haven can provide 8 more beds for the homeless most difficult to shelter. We know this is a difficult NIMBY issue but the whole community has much to gain besides a clearer conscience:

--It costs less--in dollars and in pain-- to prevent problems than to mop up after them

--The city can utilized \$700,000 from HUD

--The community is certainly safer when the addicted and mentally ill are plugged into city services.

--These folks need it. They are often well beyond the help that the best-intentioned family or friends can give them--if they are so fortunate.

Thank you for your consideration.
Mary Kay and Paul Schoen
5006 Taney Avenue
Alexandria, VA 22304

----- End of Forwarded Message



<RichLeibach@aol.com
>

06/09/2003 04:35 PM

To: <jackie.henderson@ci.alexandria.va.us>
cc:
Subject: Fwd: Support for Safe Haven

RE: June 10 meeting, ARCH Report

----- Message from RichLeibach@aol.com on Wed, 4 Jun 2003 19:17:18 EDT -----

To: MayorALX@aol.com

Subject Support for Safe
: Haven

Kerry,

As a former Chair of the Community Services Board and one time Interim Director of Christ House I know of the critical need to provide shelter for homeless individuals living on the streets who are unable to use the existing shelter system due to mental illness. The Community Services Board has an outstanding record of providing quality programs for special populations in need. The City has an opportunity to access HUD funding to operate a Safe Haven program at the ARCH site on North Columbus Street. This is an exciting possibility and I encourage the City to support the program developed by the CSB to provide housing and treatment services to this special population.

As always, thanks for the good job you do.

Rich Leibach



Anne Gavin Ritchie
<agr1@comcast.net>

06/09/2003 07:20 PM

To: <mayoralx@aol.com>, <BILLCLEV@comcast.net>, <dspeck@aol.com>, <eberweincouncil@comcast.net>, <wmeuille@wdeuille.com>, <delpepper@aol.com>, <council@joycewoodson.net>, <phil.sunderland@ci.alexandria.va.us>, <jackie.henderson@ci.alexandria.va.us>
cc: <maryriley@comcast.net>
Subject: ARCH Property

Dear Mr. Mayor and Council Members,

I am writing in support of the CSB use of the ARCH property, so that individuals who are living on our streets may have access to shelter and other services. The CSB has made a compelling case for use of the property, notably on-going HUD funding of up to \$750,000., with no cost to the City. The individuals who would be serviced by this Safe Haven have no other options. Please vote for this use and for *them* tomorrow, June 10th.

Yours sincerely,
The Reverend Anne Gavin Ritchie
Rector, Church of the Resurrection

The Honorable Mayor
and Members of the City Council
c/o City Clerk
P.O. Box 178
Alexandria, VA 22313

Anthony & Martina Simpkins
706 North Columbus Street
Alexandria, VA 22314

June 9, 2003

Dear City Council Members:

After careful consideration of the proposed re-use options discussed in the meeting held 29 May 2003 at the ARCH facility at 716-718 North Columbus Street, my wife and I have ranked our preferences (most preferable to least) as follows:

1. Home ownership; preferably for qualified low-income families, not simply people who do not make a lot of money. City employees are, of course, always welcome.
2. We would not oppose a foster house for young adults but violent or troubled youth should be prohibited and youth should be supervised at all times due to the close proximity of young children and other at-risk population facilities.
3. We vehemently oppose placing a "Safe Haven" for the homeless with mental health and/or substance abuse issues into the facility. Such action would exacerbate an already tenuous balance between city tax paying residents and public assisted residents.

In addition, we strongly believe the following points should be considered in any constructive debate:

1. The number of ARHA run facilities and City- staffed facilities should be considered in total to get an accurate picture of the public facilities in any neighborhood. A failure to do so is dangerous and borders on irresponsible. Recognizing that ARHA and the City Council do not work in concert with one another on the placement or operation of facilities housing at-risk members of society, a failure to make a realistic assessment of the number and quality of facilities, may have unexpected consequences for city residents.
2. Residents of the 700 block of North Columbus must be consistently and permanently involved in the operation of any facility, and timely notified of proposed changes in city planning.
3. Residents of the 700 block should be timely and immediately notified of illegal,

criminal, and/or questionable activities on the premises.

Thank you for the opportunity to be heard. We look forward to continued involvement in this process.

Sincerely,

Anthony & Martina Simpkins

Pocket Item 22

June 9, 2003

The Honorable Mayor Kerry Donley
Vice Mayor William C. Cleveland
Councilman William D. Euille
Councilwoman Del Pepper
Councilwoman Joyce Woodson
Councilwoman David Speck
Councilwoman Claire Eberwein

Dear Council Members,

My name is Ali Pierucci and I am the Director of Transitional Housing for The Salvation Army of Alexandria. Weekly, I receive desperate phone calls from individuals (or their advocates) who are homeless and do not qualify for any of the existing Housing/Shelter options in the City of Alexandria.

I am writing as a representative of The Salvation Army to encourage you to designate ARCH property for CSB use (A Safe Haven) as permanent supportive housing for these consumers who suffer from extreme mental illness and/or severe drug and alcohol addiction.

A Safe Haven is a 7-8 facility for the difficult-to-serve, unsheltered homeless persons who are unable to use the existing shelter system.

Once in stable housing these individuals can be helped and will begin to build a foundation for their futures as residents of Alexandria.

As you know up to \$750,000 is available from HUD, with renewal funding available each year, for a permanent supportive housing project. By supporting the CSB use of the ARCH property the maximum amount of HUD funding will be obtained and used to serve others in need.

By creating a Safe Haven all of the residents of Alexandria will benefit. The potential consumers will begin to regain control over their lives and will become more productive and stable members of the Community.

I appreciate your consideration and hard work on this matter.

Please do not hesitate to contact The Salvation Army if you have any questions or concerns regarding this letter or any of our Programs.

Sincerely,

Ali Pierucci
Director of Transitional Housing
The Salvation Army
1804 Mt. Vernon Ave.
Alexandria, VA 22301
703-836-2427
alipierucci@yahoo.com



<karl.tamai@uspto.gov

To: <beverly.jett@ci.alexandria.va.us>

>

CC:

06/04/03 11:17 AM

Subject: City of Alexandria Website Contact Us - EMail for Beverly Jett
(beverly.jett@ci.alexandria.va.us)

Please respond to
karl.tamai

City of Alexandria Website Contact Us - EMail for Beverly Jett
(beverly.jett@ci.alexandria.va.us)

Time: [Wed Jun 04, 2003 11:17:58] IP Address: [63.71.228.3]

Response requested:

First Name: karl

Last Name: tamai

Street Address: 702 north columbus st

City: alexandria

State: va

Zip: 22314

Email Address: karl.tamai@uspto.gov

Comments: Karl Tamai
702 North Columbus Street
Alexandria, Virginia 22314
June 4, 2003
City Council of Alexandria
City of Alexandria
301 King Street
Alexandria, Virginia 22314

RE: Reuse of ARCH Facility at 716-718
North Columbus Street

Dear Council Members:

I am a resident owner of a townhouse on the 700 block of North Columbus Street. I am bitterly opposed to the use of the prior ARCH facility as a half way house for homeless, recovering drug/alcoholics, or homeless persons. I am currently surrounded by a half way house at 633 North Columbus Street (diagonally across the street), low income housing on Wythe Street, and low income housing along the entire 700 block of North Alfred Street (directly behind my house). If the city decides to place another halfway house, I would be sandwiched on three sides by city subsidized residences for underprivileged people. In addition the Carpenter Shelter is

only four blocks away on Patrick Street. I believe that there is no other city block in Alexandria where the residents are surrounded on three sides by city subsidized residents, and I do not believe that I should be the first.

The concentration of underprivileged people may have a direct impact on the crimes that occur on North Columbus Street, such as for example: illegal drug use and sales, alcohol sales at the 7-11 convenience store, vandalism of personal property, trespass, and late night nuisances. I currently must resort to additional safety measures, such as bars on my first floor windows and incurring a monthly fee for alarm system for the house to provide for my safety. The council should consider the safety of the children in the day care center directly across from the 716-718 facility who routinely play outside and walk between the day care facility on north Columbus and the sister facility several blocks away. I believe the current closing of the ARCH facility provides the city an opportunity to address the crime issue in the area by selling the facility as townhouses to city police officers. The division and sale of the town homes to low income residents is one of the options presented at the May 29th meeting. The sale to police officers would allow the city to increase the low income residences within the city, to increase the number of city employees who live and work within the city, to provide a deterrent to crimes in the area, and increase the visibility of the police in and around the 7-11 convenience store. I believe that is a win-win situation for all involved.

My other choices for reuse of the facility (in order of decreasing preference) would be to divided and sell the townhouses for the fair market value, to sell to low income residents, and to use the facility as a foster home for college students who are wards of the state. I am not in favor of the foster home because of the unpredictability of the college students in an experimental stage of their lives. I have no desire to have a fraternity/animal house type atmosphere on my block. The foster home reuse is a lesser of two evils, when compared to the half way house reuse.

I would like to thank the council for providing me the opportunity to present my

concerns and opinions. If I can be of further assistance in this matter or if you have specific question that I answer please contact me by telephone at 703 684 7069.

Very Truly Yours,

Karl Tamai



<CarsonNCA@aol.com>

06/03/03 04:19 PM

To: <MayorALX@aol.com>, <billclev@comcast.net>, <eberweincouncil@comcast.net>, <WMEuille@WDEuille.com>, <DELPepper@aol.com>, <DSpeck@aol.com>, <council@joycewoodson.net>

cc: <philip.sunderland@ci.alexandria.va.us>,

<beverly.jett@ci.alexandria.va.us>, <CarsonNCA@aol.com>

Subject: ARCH Property Decision

On Tuesday night, the Council will face an important decision regarding the ARCH property on North Columbus Street. I appreciate the concern that Council members have for affordable housing, for children leaving foster care, and for those on the streets. I am working to increase the amount of affordable housing in our city, and sit on the Advisory Committee for Friends of Alexandria's Child, a group that assists foster care kids. However, I write to ask that you vote in favor of conveying the property to the Community Services Board, to be used as a Safe Haven.

A Safe Haven is the number one priority of the Community Services Board. The Homeless Services Coordinating Committee identifies a Safe Haven as the main missing element in Alexandria's continuum of care. This priority is part of the city's Consolidated Plan for Housing and Community Development. Over the past few years CSB and homeless advocates have worked tirelessly to find a Safe Haven. There have been close calls and difficult negotiations, and all the while our homeless population has grown. The availability of the ARCH property, combined with Federal funding that CSB can obtain, make it essential that Council seize this opportunity immediately. We will not have another option like this.

CSB has a distinguished record in locating and operating group homes. It is one of the accomplishments that I mention as I speak to groups about affordable housing. I use it as an example of what is possible when dedicated professionals and volunteers work at a hard problem. We all understand that siting a facility for street people is basically impossible, but we don't always remember that the record of operation for our group homes is extraordinary. (On this point, I am concerned that CSB was not involved by the City earlier in this negotiation.) This property is well-located to provide a haven for street people. Successful operation of the Wythe Street property should be a strong assurance to Council Members that they can select this option with confidence of benefits to residents and no harm to neighbors.

Creating good housing policy and implementing that policy occasionally leads to hard choices. Given all the factors, I believe that conveying the ARCH property to CSB for Safe Haven use is actually an easy choice. It's by far the best use of financial resources, it meets a clear and continuing need, and it serves our neediest citizens. Please vote for Safe Haven on Tuesday.

Thank you, Nancy Carson

Nancy Carson
301 West Masonic View
Alexandria, VA 22301
CarsonNCA@AOL.COM
www.nancycarson.com

Nancy Coats

06/10/2003 01:18 PM

To: Beverly I Jett/Alex@Alex, Jackie Henderson/Alex@Alex, Michele Evans/Alex@Alex, Beverly Steele/Alex@Alex, Mark Jinks/Alex@Alex
cc:
Subject: Delay Vote

fyi

----- Forwarded by Nancy Coats/Alex on 06/10/2003 01:18 PM -----



Mary Riley
<maryriley@comcast.net>
>

06/10/2003 11:53 AM

To: William Cleveland <BILLCLEV@comcast.net>, Joyce Woodson <council@joycewoodson.net>, "Euille, Bill" <wmeuille@wdeuille.com>, "Donley, Kerry" <mayoralx@aol.com>, Del Pepper <delpepper@aol.com>, David Speck <dspeck@aol.com>, Claire Eberwein <eberweincouncil@comcast.net>
cc: Michael Gilmore <mike.gilmore@ci.alexandria.va.us>, Phil Sunderland <phil.sunderland@ci.alexandria.va.us>
Subject: Delay Vote

Mr. Mayor and Council members,

Many supporters of a CSB use of the ARCH property would be in favor of a postponement of tonight's vote until the June 24 Council meeting. We do not feel that another public hearing would be beneficial; rather, a small group of community members and City staff working together to try to develop solutions for both populations seems to be the best approach at this point.

We would appreciate your support of this approach.

Thank you.

--Mary



Sally Ann Baynard
<vze28pdv@verizon.net
>

To: <jackie.henderson@ci.alexandria.va.us>
CC:
Subject: [Fwd: use of the ARCH]

06/07/2003 03:54 PM
Please respond to
baynards

22
6-10-03

----- Message from Sally Ann Baynard <vze28pdv@mail.verizon.net> on Sat, 07 Jun 2003 11:11:59 -0400

To: mayoralx@aol.co
m

Subject use of the ARCH

:

Dear Kerry:

Throughout your years as mayor, you have always supported efforts to improve the lives of children, and you are leaving a warm legacy that will last a long time. Sometimes it is not obvious how best to help children, however, and I believe the utilization of the ARCH property is one of these.

In these years on the School Board I have seen how closely knit our city is, and it is a wonderful thing to have a real community. Such a community as ours cannot be sustained without attention to "the least of these," and that surely is the helpless and homeless people who need the safe haven facility. We will be able to find and acquire foster youth facilities far more easily than a safe haven facility for the homeless. All our children will benefit from living in the kind of community that cares for people who are living on the very edge of life itself.

There are practical reasons as well:

- the funds that will be available for the safe haven facility that may not be available otherwise;
- the fact that the siting of a safe haven facility in a completely new spot will be far more difficult to arrange -- not only because of the money, but also other issues such as zoning;
- the use as a safe haven is closer to previous use: from lodgings for the indigent elderly to homeless adults is less of a change that from the former to foster youth; and
- the number of foster youth who can be taken care of at this facility is disproportionately small.

I hope you will decide to allow the CSB to use the ARCH as a safe haven. I am proud to be part of a community that cares... and to be able to explain how much we all care to my children.//Sally Ann



Michelle Conn
<mconn38@comcast.net>
t

06/07/2003 01:20 PM

To: <jackie.henderson@ci.alexandria.va.us>, <mayoralex@aol.com>, <BILLCLEV@comcast.net>, <wmeuille@wdeuille.com>, <delpepper@aol.com>, <council@joycewoodson.net>, <dspeck@aol.com>, <eberweincouncil@comcast.net>

cc:
Subject: RE: June 10 Council Meeting, ARCH Property

Dear Ms. Henderson,

I write briefly to express to city council, through your office, the perspective I have on the use of the ARCH property on Columbus Street, which has the potential of serving critical needs of one of three populations: young adults, first-time home owners, or the homeless. As an appreciative home owner myself, I know the advantages to the beneficiaries of the second option. As a parent of two preadolescents, I know the value of the first option – youths need a stable base for them to develop into productive citizens. It is for the shelter of the homeless, though, that I'm asking council to use the ARCH property.

By voting for its use as a "Safe Haven", well managed by the Community Services Board, council will send a message that the most vulnerable and overlooked amongst us are priority. This is a collective moral obligation, to be discharged courageously. Please take the action to make the "Safe Haven" a reality.

Michelle Conn
703 212 8489



<FERDON@aol.com>

06/07/2003 12:42 PM

To: <jackie.henderson@ci.alexandria.va.us>

cc:

Subject: RE: June 10 Council Meeting, ARCH Property

To the Mayor and City Council:

We hope that you will vote to use the ARCH property as the Community Service Board has recommended: to serve unsheltered chronic homeless persons. This help is critical for a group of people who lead desperate lives now, but with City assistance, may be restored to a normal existence. If they are left to their own means, most are on a downward path. Please take this humane action.

Doris and Don Mela



T & S Arnold
<a.tsarnold@verizon.net
>

To: <jackie.henderson@ci.alexandria.va.us>
CC:
Subject: Use of ARCH housing

06/07/2003 11:21 AM

RE: June 10 Council Meeting, ARCH Property

I wish to add my voice to many others who are expressing concern for chronically homeless Alexandrians: specifically, those consumers with mental health and/or substance abuse issues. As this population increases, the need for a haven where these individuals can feel safe and receive the treatment they require becomes even more urgent. Designating the Arch property for this use would maximize available funding, as only four foster youth could be housed under current licensing, while twice that number of the street population could be accommodated at one time. The Community Services Board has a proven 30-year track record of managing such residential properties. Without the city's help, these individuals are unable to care for themselves. I strongly urge you to support this proposal for use of the Arch property. It is right thing to do.

Sincerely,

La Rue S. Barnes, Director
ALIVE! House



<Cooperowan@aol.com

>

06/06/2003 07:32 PM

To: <jackie.henderson@ci.alexandria.va.us>
cc: <maryriley@comcast.net>
Subject: RE: June 10 Council Mtg: ARCH Property

Please include the attached letter from the public health advisory commission for council's consideration of use for the ARCH property.

It was faxed to council on June 6 at 12:00 noon. Thanks.

Please call if any questions (703) 902-1261 (m-f); (703) 370-0503 weekends.

Lori Cooper



Chair, Public Health Advisory Commission aphac ARCH letter.doc

The Alexandria Public Health Advisory Commission

Deborah Bombard, PA

June
June
City of Alexandria, June 6, 2003

City Hall Room 2300
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor and Council Members,

I am writing on behalf of the Alexandria Public Health Advisory Commission¹ (APHAC) to support consideration of the ARCH property (716-718 North Columbus Street) for use as permanent supportive housing.

Currently, there is no available housing in Alexandria for difficult-to-serve, unsheltered homeless persons who are unable to access the shelter system due to mental illness and/or substance abuse. Council has the opportunity with the ARCH property to make available a “homelike” setting that already meets zoning requirements for a program which research has shown gets results. Clients in similar (permanent supportive housing) programs have rejoined the community as productive citizens.

A decision for permanent supportive housing would also be consistent with the federal Healthy People 2010 goal to reduce the proportion of homeless adults who have serious mental illness (SMI). The midcourse report on this goal notes that “New approaches developed over the past 10 years provide ways to lower the number of persons who are homeless and who also have SMI. Using persistent patient outreach and engagement strategies, service providers are helping homeless persons with SMI connect with mainstream treatment systems. Treatment alone, however, is not enough. *Once permanent housing is located* (emphasis mine), appropriate mental health and social supports can help persons with mental illness remain off the street.”

APHAC is certainly aware of the challenge of finding property in Alexandria in response to stringent (zoning) criteria established for the protection of both clients and neighbors. Such a search can take years. APHAC feels strongly that the convergence of a recent rise in the number of unsheltered, chronic homeless and the availability of substantial on-going funding from HUD to address this unmet need in our city makes the best option that of permanent supportive housing.

Thank you for your careful consideration of this matter.

Sincerely,

Lori Cooper
Chair

Representatives of the Emergency Medical Services Council, the Community Services Board, the Alexandria Medical Society, the INOVA Alexandria Hospital Board, the Alexandria Dental Society, and the Alexandria Chapter of the Red Cross

The Alexandria Public Health Advisory Commission

Deborah Bombard, PA

Lori Cooper

Jerome Cordts, PhD

Rae Grad, PhD

John Klousia, MD

Colleen Mahoney

Fay Menacker, PhD

Rika Maeshiro, MD

Richard Merritt

Rita Mullen, PhD

Mary Riley

Nicholas Peake



<MNTREAT@aol.com>
06/08/2003 08:09 AM

To: <phil.sunderland@ci.alexandria.va.us>, <jackie.henderson@ci.alexandria.va.us>
cc:
Subject: Fwd: Safe-haven Housing/June Council Meeting ARCH property

----- Message from MNTREAT@aol.com on Sun, 8 Jun 2003 08:08:59 EDT -----

To: MayorALX@aol.com, billclev@comcast.net, wmeuille@wdeuille.com, DELPepper@aol.com, cou
DSpeck@aol.com, eberweincouncil@comcast.net

Subject Safe-haven Housing

:

Dear Mayor and Council Members,

I am writing in support of the proposal by the Community Services Board to renovate the ARCH property into a Safe-Haven facility.

I have worked with a number of homeless populations over the years, as a volunteer in soup kitchens; providing health assessments and screening of children in a shelter for battered women; supervising nursing students on mobile vans delivering care to homeless women, men, and children.

They amaze me. Their spirit, their warmth, their resilience.

It seems to me, the rest of us could do better by them.

It is a tragedy that **any** of our citizens and neighbors must wander from street corner to park bench because they do not have a safe place to live, a place they can claim as a home.

The proposal developed by the CSB to house some of the most vulnerable homeless in a protected and caring environment at the ARCH property is a sound one. It allows for potential housing of a number of needy residents of our city, not only these fragile individuals, but also youth who are searching for a safe place to live as well.

You and I are fortunate. We do not have to worry about where we sleep at night; how cold it may be; how safe it may be.

We're, therefore, free to worry about others.

I wish you strength, clarity, and courage in your deliberations.

Respectfully,

Jennell P. Charles, RN, PhD
Executive Director,
Alexandria Neighborhood Health Services, Inc.



<Pashbrook@aol.com>

06/08/2003 08:08 PM

To: <phil.sunderland@ci.alexandria.va.us>,
<jackie.henderson@ci.alexandria.va.us>

cc: <maryriley@comcast.net>

Subject: Fwd: ARCH property use for CSB permanent supportive housing project

----- Message from Pashbrook@aol.com on Sun, 8 Jun 2003 10:29:55 EDT -----

To: MayorALX@aol.com, billclev@comcast.net, wmeuille@wdeuille.com, council@joycewoodson.net
DSpeck@aol.com, eberweincouncil@comcast.net

Subject ARCH property use for CSB permanent supportive housing project

:

Dear Mr. Mayor and Council Members:

I urge you to seriously consider a Community Service Board use of the ARCH property at 716-718 N. Columbus Street for a permanent supportive housing project.

It just makes sense since the CSB can access up to \$750,000 from HUD per annum to support a permanent supportive housing facility at the North Columbus Street location, and the number of people served will be greater than some of the other options.

Sincerely,
Peggy Ashbrook
212 Guthrie Avenue
Alexandria, VA 22305



"Barbara A. Gilley"
<bagilley@earthlink.net>

06/09/2003 01:06 AM
Please respond to
"Barbara A. Gilley"

To: <eberweincouncil@comcast.net>, <dspeck@aol.com>, "Joyce Woodson" <council@joycewoodson.net>, "Del Pepper" <delpepper@aol.com>, "William D. Euille" <wmeuille@wdeuille.com>, "William C. Cleveland" <billclev@comcast.net>, "Kerry J. Donley" <mayoralx@aol.com>
cc: <jackie.henderson@ci.alexandria.va.us>, "Phil Sunderland" <phil.sunderland@ci.alexandria.va.us>
Subject: June 10 Council Meeting, ARCH Property, Docket Item 22

June 8, 2003

The Honorable Mayor Kerry Donley, Vice Mayor William C. Cleveland and Members of Council:<?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" />

RE: June 10 Council Meeting, ARCH Property

My purpose in writing is to urge your support of a Community Services Board use for the City's ARCH property located at <?xml:namespace prefix = st1 ns = "urn:schemas-microsoft-com:office:smarttags" />716-718 N. Columbus Street. I understand that the CSB wishes to use the City-owned property for a Safe Haven facility to house 8 chronically homeless individuals. I also understand that this would enable the CSB to access up to \$750,000 annually from HUD to support the facility, with no on-going cost to the City.

As you know, the chronic street population in Alexandria is increasing and the City does not have a place where these individuals can be housed and receive the treatment they desperately need. To address this problem, for over four years, the Homeless Steering Coordinating Committee's has as one of its most critical priority objectives the development of a 7 - 8 bed "Safe Haven" facility for persons currently living on the street who are unable to use the existing shelter system, usually due to a combination of severe mental illness and substance abuse issues. The goal is to provide these difficult-to-serve chronically homeless persons a place of refuge where they might be coaxed off the street to live in a clean and safe setting and, hopefully, over time, to accept treatment.

Our CSB has a proven 30-year track record of managing and operating residential properties for consumers with mental health, mental retardation, and substance abuse issues. Their current inventory includes 10 group homes and 172 beds in 53 condominiums/apartments. This wealth of experience and competence will be invaluable in accessing HUD funding for the facility.

Accordingly, I strongly urge Council and the City to be proactive in their efforts to address the needs of Alexandria's most vulnerable citizens. Please support this most appropriate use of the City-owned ARCH property.

Sincerely,

Barbara A. Gilley

Member, Virginia Board for People With Disabilities
145 Century Dr. #5101
Alexandria, VA 22304
703-751-2782 (phone/fax)
703-303-9302 (cell)



Patrick Grasso and Ann Matikan
<amatikan@comcast.net>
>

06/08/2003 10:05 PM

To: <mayoralx@aol.com>, <BILLCLEV@comcast.net>, <wmeuille@wdeuille.com>, <delpepper@aol.com>, <council@joycewoodson.net>, <dspeck@aol.com>, <eberweincouncil@comcast.net>, <phil.sunderland@ci.alexandria>, <jackie.henderson@ci.alexandria.va.us>
cc: <maryriley@comcast.net>
Subject: June 10 Council Meeting, ARCH Property

I am writing as a long-time Old Town Alexandria resident to encourage the Council to house and treat mentally ill homeless people at a Safe Haven facility. I understand an ARCH property at 716-718 N.Columbus Street is potentially available for this sort of service. I also understand that the Community Services Board has experience in operating and running residential properties in Alexandria and I urge you to agree to their running a Safe Haven at the Columbus Street address.

Thank you.



Rhonda Thissen
<rthissen@comcast.net
>

06/07/2003 11:09 PM

To: <mayoralx@aol.com>, <BILLCLEV@comcast.net>, <wmeuille@wdeuille.com>, <delpepper@aol.com>, <council@joycewoodson.net>, <dspeck@aol.com>, <eberweincouncil@comcast.net>
cc: Mary Riley <maryriley@comcast.net>, <phil.sunderland@ci.alexandria.va.us>, <jackie.henderson@ci.alexandria.va.us>
Subject: Disposition of the Alexandria Residential Care Home (ARCH)

To the Honorable Mayor and Members of City Council:

I write in support of the Community Services Board's proposed plan to convert the now-vacant Alexandria Residential Care Home (ARCH) into a "Safe Haven"-model group home for chronically homeless adults with serious mental illnesses and/or substance abuse disorders. As you know, this issue has been docketed for City Council consideration at its upcoming meeting on Tuesday, June 10.

The Safe Haven model of treatment offers the chronically homeless and seriously mentally ill person -- arguably the most difficult individual to treat -- the opportunity to receive services in an environment which enables them to slowly develop trust in their mental health worker. Very often, persons who have lived on the streets or in homeless encampments for many years develop an aversion to living among other people and to accepting even the most desperately needed social services; this aversion makes it next to impossible for them to ever again function as normal members of society. Safe Havens have been successful at addressing these issues in other communities across the country, including locally in Fairfax and Arlington counties. Here in Alexandria, there are virtually no resources available with which to serve the significant needs of this population; as such, both the Community Services Board and the Alexandria Homeless Services Coordinating Committee have identified the development of a Safe Haven as a top priority for the past several years. The location of the ARCH, which is just a few blocks' walk from the Mental Health Center, and the fact that it has been operating as a social service use on that site for a number of years, make it highly attractive for the development of a Safe Haven.

The current availability of the ARCH facility, coming as it is nearly simultaneously with the availability of federal funding through the U.S. Department of Housing and Urban Development for the creation of Safe Havens, provides a wonderful opportunity for the Alexandria community to fulfill this objective. Given the economic environment in which the City currently operates, as a community we cannot afford to let this opportunity slip away. I strongly urge you to support the Community Services Board's proposal.

Sincerely,

Rhonda Thissen
118 East Clifford Avenue
Alexandria 22305
703-548-0927

**ALIVE! House
ALIVE! Inc.
125 South Payne Street
Alexandria, VA 22314**

RE: JUNE 10 COUNCIL MEETING, ARCH PROPERTY

Kerry Donley
Mayor, City of Alexandria
301 King Street, Room 2300
Alexandria, VA 22314

June 3, 2003

Dear Mayor Donley:

Let's take advantage of this opportunity to provide shelter for more of Alexandria's citizens; let's use the ARCH property at 716-718 North Columbus to provide a Safe Haven for those dually diagnosed with mental illness and substance abuse. Our Consolidated Plan for Housing says we want to take care of the hardest to serve, the "street people". Let's make this plan a reality. Let's make Alexandria the Compassionate City.

The Arch property is suited to serve these individuals. Funding is available through the HUD grant. The cost to the City would be much less than the alternative plan, a home for foster youth. Young people, aging out of foster care, can be served at ALIVE! House - we have one in residence now. We can accommodate more youth than the North Columbus site can - and at no extra cost to the City. Our Shelter Director, LaRue Barnes, is experienced and well-qualified to supervise and provide mentors for these adolescents. ALIVE! and its volunteers are ready to offer them support and compassion.

If we lose this opportunity to provide permanent supportive housing for our street people, when will it come again? Will these homeless people continue to walk our streets, stand on our corners, and mock our good intention to help them? An intention that is never put into action. A plan that doesn't materialize. CBS knows how to manage a home for the dually diagnosed - let's give them the opportunity NOW.

Sincerely,



Susanne Arnold
Chair, ALIVE! House Committee

cc: Phil Sunderland, City Manager
Jackie Henderson, City Clerk

The Honorable Mayor
and Members of the City Council
c/o City Clerk
P.O. Box 178
Alexandria, VA 22313

Anthony & Martina Simpkins
706 North Columbus Street
Alexandria, VA 22314

June 9, 2003

Dear City Council Members:

After careful consideration of the proposed re-use options discussed in the meeting held 29 May 2003 at the ARCH facility at 716-718 North Columbus Street, my wife and I have ranked our preferences (most preferable to least) as follows:

1. Home ownership; preferably for qualified low-income families, not simply people who do not make a lot of money. City employees are, of course, always welcome.
2. We would not oppose a foster house for young adults but violent or troubled youth should be prohibited and youth should be supervised at all times due to the close proximity of young children and other at-risk population facilities.
3. We vehemently oppose placing a "Safe Haven" for the homeless with mental health and/or substance abuse issues into the facility. Such action would exacerbate an already tenuous balance between city tax paying residents and public assisted residents.

In addition, we strongly believe the following points should be considered in any constructive debate:

1. The number of ARHA run facilities and City- staffed facilities should be considered in total to get an accurate picture of the public facilities in any neighborhood. A failure to do so is dangerous and borders on irresponsible. Recognizing that ARHA and the City Council do not work in concert with one another on the placement or operation of facilities housing at-risk members of society, a failure to make a realistic assessment of the number and quality of facilities, may have unexpected consequences for city residents.
2. Residents of the 700 block of North Columbus must be consistently and permanently involved in the operation of any facility, and timely notified of proposed changes in city planning.
3. Residents of the 700 block should be timely and immediately notified of illegal, criminal, and/or questionable activities on the premises.

Thank you for the opportunity to be heard. We look forward to continued involvement in this process.

Sincerely,

Anthony & Martina Simpkins



"Simpkins, Martina"
<MSimpkins@mayerbro
wnrowe.com>

06/09/2003 04:23 PM

To: <jackie.henderson@ci.alexandria.va.us>,
<phil.sunderland@ci.alexandria.va.us>
cc:
Subject: re-use of ARCH facility

Please see and distribute the attached letter to the City Council members regarding re-use of the ARCH facility at 716-718 North Columbus Street. Thank you,

Martina Simpkins

<<City Council June 9.doc>>

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Anne Gavin Ritchie
<agr1@comcast.net>

06/09/2003 07:20 PM

To: <mayoralx@aol.com>, <BILLCLEV@comcast.net>, <dspeck@aol.com>, <eberweincouncil@comcast.net>, <wmeuille@wdeuille.com>, <delpepper@aol.com>, <council@joycewoodson.net>, <phil.sunderland@ci.alexandria.va.us>, <jackie.henderson@ci.alexandria.va.us>
cc: <maryriley@comcast.net>
Subject: ARCH Property

Dear Mr. Mayor and Council Members,

I am writing in support of the CSB use of the ARCH property, so that individuals who are living on our streets may have access to shelter and other services. The CSB has made a compelling case for use of the property, notably on-going HUD funding of up to \$750,000., with no cost to the City. The individuals who would be serviced by this Safe Haven have no other options. Please vote for this use and for *them* tomorrow, June 10th.

Yours sincerely,
The Reverend Anne Gavin Ritchie
Rector, Church of the Resurrection

To: City Clerk
for ↓

Mr. Mayor,

RE: Docket Item #22 (Reuse of the ARCH Facility)

Should you permit speakers on behalf of foster youth or against a CSB use of the ARCH, the many supporters of a CSB use of the ARCH respectfully request that the following two speakers represent their position:

Cathy Thompson
Nancy Carson

Thank you.

To: City Clerk

Docket Item 22 - Letters copied to you
in support of a CSB use of the
AREH Property - beginning on p. 3

SAFE HAVEN

**COPIES ARE LIMITED
PLEASE SHARE**

A VOTE FOR CSB USE OF THE ARCH MEANS:

- Up to \$750,000 in U.S. Dept. of Housing & Urban Development (HUD) funding on an annual basis
- No on-going cost to the City
- Optimum use of the facility
- Meeting a high-priority need identified in the City's *Consolidated Plan for Housing* more than four years ago that the City has not addressed.
- Finally, and most important, housing will be provided for the most vulnerable individuals in the homeless continuum of care – those who are unable to care for themselves or access the existing shelter system. At present, there is no place within Alexandria where these individuals can be housed and receive the services they so desperately need.

A VOTE AGAINST CSB USE OF THE ARCH MEANS:

- A potential loss of HUD funding due to less competitive nature of application without a property in hand
- If HUD funding is secured, search for property on the open market would be needed and gaining site control in today's real estate market would be very difficult. If a property were identified, significant funding would be needed for acquisition of the property.
- More cost to the City to purchase a property so that HUD funding could be used for on-going operations.
- If a property is not found within a specified time period, HUD funding must be returned.
- We are ignoring potentially more cost-effective options for the foster youth and foregoing the optimum solution for two disadvantaged populations in the City.
- Finally, loss of funding means not housing the most vulnerable population: the deaths of several homeless individuals in the District of Columbia over the past two winters dramatically illustrate the crisis facing this population.

CONCLUSION

We can serve both of these populations. A vote to use the ARCH property for foster youth is a vote to serve one population and ignore the other.

COMPARISON OF CSB AND DHS USE OF ARCH PROPERTY

	<u>CSB</u>	<u>DHS</u>
Income to City	Up to \$750,000 (HUD)	\$? (CSA) ¹
Annual Operating Budget	\$525,500	\$51,888 ²
On-Going Cost to City³	- 0 -	Maintenance, Repairs + \$51,888 – CSA/other income? DHS would pursue grants for maintaining home & providing svcs. to youth.
Experience	30 years of residential property management (10 group homes & 172 beds in 53 condos/supervised apartments).	One home (ARCH)
Staffing	CSB Staff: On-site & awake 24 hours day/7 days a week	DHS Staff: Day Only Foster Mentor-Eve/S/S ⁴
Number of Persons Served	8	4 ⁵

Fair Housing Perspective: Under Fair Housing law, disabilities such as mental illness may not be considered in housing decisions; therefore, treating the two populations in the above options as equal, which option would be the most efficient and cost-effective?

¹ Income to the City is not clear in the DHS proposal, which states: "Funds to cover costs would derive in part from currently utilized foster home funds, as well as funds used to pay for the residential LIFT program (which would no longer be used by ADSS) . . . The agency would pursue grants and private funding that could assist with the costs associated with maintaining the home . . ." The foster youth and the mentor would each contribute \$200 per month for rent and \$131 per month for utility expenses; however, the rent money provided by the youth would be returned when s/he leaves the home.

² The DHS proposal notes that the cost of caring for the youth in a City-owned property would be \$51,888 per year. (The proposal notes that "The \$51,888 annual cost . . . is more than the \$28,128 to \$32,928 cost of serving four youth in traditional foster family home settings," but "somewhat less than what was spent this past year by DHS to serve four foster care youth in foster family homes and the LIFT program.")

³ In the CSB Option, while there is zero cost to the City for on-going operations, the up-front rehabilitation required to the property may be more significant than the DHS option; however, HUD will pay 50% of any rehabilitation costs. The remaining 50% could be paid through the Housing Trust Fund, HOME monies, or possibly other funding streams.

⁴ The DHS proposal calls for one foster mentor (two if a married couple) working a full-time day job, to sleep at the home and be available evenings/weekends. The mentor receives \$16 a day per youth.

⁵ Licensing requirements prohibit DHS from housing more than 4 youth at one time in the 10-bedroom ARCH facility. At the meeting held by the City to obtain neighbors' opinions of the three options, one neighbor of the ARCH property commented that this would be "an underutilization of a City asset."

The Honorable Mayor and Members of City Council

I urge you to support a Community Services Board (CSB) use of the ARCH property at 716-8 N. Columbus Street. As both a long-time resident of Alexandria and as executive director of a non-profit affordable housing organization that works in Alexandria, I know that the chronic street population in Alexandria is increasing and the City does not currently have a place where these individuals can be housed and receive the treatment they so desperately need. A Safe Haven facility for 7-8 of these individuals will begin to address this need.

The City should support the CSB use of the ARCH property so that the maximum amount of HUD funding can be obtained. Up to \$750,000 is available from HUD, with renewal funding available each year, for a permanent supportive housing project. Further, the CSB has a proven track record in managing and operating residential properties for consumers with mental health, mental retardation, and substance abuse issues, with the current inventory including 10 group homes and 53 condominiums/apartments. This wealth of experience and competence will be invaluable in accessing the HUD funding.

Other proposed uses of the property are valid, but they fail to take maximum advantage of this unique opportunity. Finding a site for foster youth does not raise the same level of difficulty as finding a site for consumers with mental health and/or substance abuse issues does. Selling the property for affordable housing would mean a loss of a City-owned property desperately needed to serve those Alexandria citizens who, without the City's help, are unable to care for themselves.

Again, given this rare opportunity to do something for Alexandria's chronic homeless population, I urge you to support the creation of a Safe Haven at 716-8 N. Columbus Street.

Thank you for your consideration.

Herb Cooper-Levy
executive director
RPJ Housing
703.528.5606.13
FAX 703.351.9754
herbcl@rpjhousing.org

Dear Mayor-Elect William Darnell Euille – I think Mary Riley of the Community Services Board is proposing a win-win situation that will help both the hard to place homeless and older foster children. The CSB staff has lots of experience with running residences and DHS does not. The older foster children that DHS wants to serve could be housed with ALIVE which has experience mentoring families with all ages of children. Meanwhile, there is up to \$750,000 from HUD to support the supportive housing facility at the North Columbus location.... I just learned of this issue tonight and I think that Mary Riley's ideas are most thoughtful! I sincerely hope you will give her suggestions serious consideration. All my best, Betty Livingston

Dear Mr. Mayor and Council Members,

I wanted to follow up on my comments at the Public Hearing on the "Options for the ARCH Property" and urge you to seriously consider a CSB use of the property for permanent supportive housing. I realize that both groups under consideration - foster youth and homeless - have tremendous needs, and neither has a real voice in the public process. Your decision must be based on the most efficient and effective use of the ARCH property, and I believe the CSB option best meets these criteria.

As I suggested at Saturday's public hearing, one potential option for use of the ARCH property would be for the CSB to move the consumers currently at the Columbus & Wythe property to the ARCH location and utilize the Columbus & Wythe property for a Safe Haven. A Safe Haven is a 7 - 8 bed facility for difficult-to-serve, unsheltered homeless persons who are unable to use the existing shelter system, usually due to severe mental illness and/or substance abuse issues. Right now, there is no place within Alexandria for these individuals to be housed and receive the services they so desperately need. The deaths of several homeless individuals over the past two winters in Washington, D.C. dramatically illustrate the crisis facing this population. We here in Alexandria cannot continue to ignore this population. Research has proven that these individuals can be helped once they are physically secure and able to establish trust with treatment workers. The consumers at Columbus & Wythe, some of whom were living on the street when they first came into the facility, are a shining example of this. They are now stabilized and leading productive lives. Furthermore, the Columbus and Wythe property design is ideally suited for a Safe Haven, with individual apartments and space for 24-hour staffing. (My testimony to City Council on April 12 is attached as "hsc1-yrplaninput3" and my comment at the Public Hearing on May 17 is attached as "publichear5-17-03." These attachments document the need for a Safe Haven facility and include statistics from the 2003 Survey of Homeless Persons in Alexandria.)

I am sure you are all aware of the sensitive issues involved in siting a property such as this - much more difficult than siting a property for foster youth. **There are many more viable options for the placement of these youth than there are for the population CSB needs to house.** I have suggested to the City Manager and to the Acting DHS Director that they seriously consider the use of the ALIVE! House for foster youth. It provides a nurturing, home-like environment with easy access to Metro in a very nice neighborhood. I have attached e-mail correspondence concerning this potential option (see "ALIVE!option"). The CSB has also offered the possibility of DHS using some of CSB's supervised apartments for these youth.

Furthermore, **the CSB can access up to \$750,000 from HUD per annum** to support a permanent supportive housing facility at the North Columbus Street location. This is on-going, continuation funding - funding that may not be available in future years. We have corresponded with the City Manager about other potential locations. However, none of these options is as financially attractive as the ARCH property due to the fact that acquisition and/or rehab costs would be deducted from the amount that we are able to access from HUD on an on-going basis. One alternative suggestion discussed was our Substance Abuse facility at Mill Road. I have attached an e-mail to the City Manager explaining why the Board does not believe this location is viable for a Safe Haven (see "MillRdOption").

Should we not utilize a property with an existing social services use (as the ARCH is), the Board's Housing Plan would call for our next permanent supportive housing project to be placed in Housing Planning Area IV, Old Town and the Southeast Quadrant. (Planning Area V, which is where the ARCH property is, would be the second choice, with other neighborhoods throughout Alexandria in subsequent placements.) We believe the N. Columbus location is the ideal solution because it is already City-owned and it is already zoned for social service use. We believe it would be extremely difficult to find and site a property for this population in the other Planning Areas, thereby losing the opportunity for the HUD funding.

Finally, a related issue which is causing me much concern: I have recently learned that DHS has scheduled a "neighborhood information session" on May 29 on the options being considered for the ARCH property. I believe such a session puts the Board and the City at risk of a Fair Housing violation and urge that it not be done. I have attached my e-mail to the City Manager addressing this concern (see "ARCH&FairHousing"). We must all be cognizant of consumer protections under Fair Housing law. To "solicit" the neighbors for comments on the options currently on the table invites dissent. I think we all know which option would be chosen. I would hope that public notice was made to the civic associations and neighbors prior to the Public Hearing on May 17, so that neighbors concerned about the use of the property could have come to that hearing.

It is unfortunate that the Board was not included in this process earlier so that all of the options (such as the use of ALIVE! House or other locations for foster youth) could be discussed in detail, and I'm sorry that I have not had the opportunity to meet with each of you to explain our proposal in more detail. Now, with a very limited time frame in which to gather all the necessary information and especially considering the fact that HUD is offering on-going continuation funding of this magnitude for permanent supportive housing, we hope that you will support our efforts in accessing this funding by approving a CSB use of the ARCH property. I would appreciate the opportunity to meet with each of you before your decision on June 10. Please e-mail or call me at 703-836-8823 after you have had a chance to review the attachments, or I will touch base with you before the 10th.

Thank you.

Mary Riley
Acting Chair, Community Services Board

To: all Council members and Kerry

I want to add my voice to those of Mary Riley and other advocates to ask that the CSB be given primary consideration for use of the ARCH property. The CSB has a long-established need for a Safe Haven facility for the increasing number of unsheltered homeless adults. Such facilities, like the one in Falls Church, have a record of success in stabilizing and permanently housing such individuals. There are many factors favoring CSB's proposed use of the ARCH property:

--It is the most cost-effective use: \$750,000 in HUD funding will go furthest there, since acquisition/rehab costs are minimal, leaving a substantial amount to support operating costs. CSB has been trying to locate a Safe Haven site for years; this is its top priority in view of the pressing and growing need. Most other options would consume most of the HUD money for acquisition and rehab, leaving little for operations and thus limiting their ability to serve other needy clients.

--It is already supportive housing, adding no more to the neighborhood. The change in clientele can be expected to have little or no impact on the neighborhood, in view of CSB's strong management record. I remember the fight over the CSB property at Columbus and Wythe. I'm told that in the years since it opened there have been no neighborhood complaints. These are not transients--they are permanent residents living in a supervised, structured setting. The Falls Church facility is located across from a school; again there have been no problems. Anyone who has questions about it can contact New Hope Housing in Fairfax, which runs the facility under contract.

--The need for a group home for youth aging out of foster care can be met in a variety of ways. Possibilities include Mary's suggestion for ALIVE house and/or various other options that can be tackled cooperatively by CSB, Homeless Services Coordinating Committee and other housing providers. A 10-room facility like this could be underused, since the number of youth will fluctuate widely with frequent turnover, as youths mature, get stable jobs and move on to independent living.

--Possible sale of this unique property as affordable housing would be a great pity. While affordable housing is a pressing need that we all recognize, the sale would mean the loss of one of the few properties owned by the City that are available to meet a well-recognized public need. The sale would satisfy one or at most two families, compared to 8-10 needy single adults who have no alternatives to long-term life on the streets. The only benefit would be to add dollars to the City's Affordable Housing Trust Fund--the last thing we need when the Fund is already underused.

I know you will recognize the importance of keeping this property as affordable, supportive housing. I hope you'll give serious consideration to the CSB proposal, which is well-researched, financially sound and takes into account the best interests of the community and the neighborhood.

Sincerely,

Helen Lewis
Housing Action
703-780-7859

Dear Mayor Donley:

I am writing you in support of the Community Services Board (CSB) proposal for use of the ARCH property for a Safe Haven facility for chronically homeless persons. As a member of the Alexandria Homeless Continuum of Care, I joined in the recent unanimous vote to include the Safe Haven project as Alexandria's first priority in this year's HUD Supportive Housing Program (SHP) grants application.

We know from January's annual homeless census that the chronic street population in Alexandria is increasing and the City does not currently have a place where these individuals can be housed and receive the treatment that they desperately need. A Safe Haven facility for 7-8 of these individuals will begin to address this need.

With the current constraints on City and State funds, we make every effort to access other funding sources to support the needs of our most disenfranchised citizens. Up to \$750,000 is available from HUD for a Safe Haven project, with renewal funding available each year, The City should support the CSB use of the ARCH property so that the maximum amount of HUD funding can be obtained.

The CSB has a proven track record in managing and operating residential properties for consumers with mental health, mental retardation, and substance abuse issues, with a current inventory that includes 10 group homes and 53 condominiums/apartments. This wealth of experience and competence will be invaluable in accessing the HUD funding.

It is very difficult to site a project for Safe Haven consumers who have mental health and/or substance abuse issues, much more difficult than for foster youth, another option being considered by the City for the ARCH property.

The third option being considered by the City - selling the property for affordable housing - would mean a loss of a City-owned property desperately needed to serve those Alexandria citizens who, without the City's help, are unable to care for themselves.

For these reasons, I urge you approve the CSB proposal for use of the ARCH property.

Thank you for your consideration.

Sincerely,
Edward Rea, Executive Director
Arlington-Alexandria Coalition for the Homeless

Alfred Street Baptist Church
301 S. Alfred Street
Alexandria, VA. 22314

Mayor and Council Members
Alexandria City Hall
301 King Street
Room 2300
Alexandria, VA. 22314

Dear Honorable Mayor and Council Members,

I am writing to urge you to support a *Community Services Board* use of the ARCH property. A Safe Haven for individuals who are living on the street is very much needed. Such a facility will allow these individuals to be housed and, over time, receive treatment.

As many of you know, I have been involved with Alexandria's unsheltered population for many years both through my work at Alfred Street Baptist Church's *Hypothermia Shelter*, as well as my volunteer work at *Carpenter's Shelter* and *David's Place*. At these places, I have come to know first-hand the extreme difficulties faced by this population. Now that on-going funding is available from HUD to create a place where these individuals can be helped, I believe the City has an obligation to do its part to access this funding. By allowing a CSB use of the ARCH property, enough funding will be available from HUD on an on-going basis to continue to house a small number of this ever-growing population.

I strongly urge you to support the CSB option for this property.

Sincerely,

Deacon William Willis

The Honorable Mayor Kerry Donley,

For the past two winter seasons I have served as the overnight volunteer coordinator for the Church of Saint Clement's Winter Shelter. For many years my wife and I were active in ALIVE beginning in 1969 when it was founded. I have been a resident of Alexandria since 1969. In the sixties (and before) there were several single room residences available for men and women. These at least provided a low cost alternative for individuals who would otherwise have been homeless.

The homeless population in Alexandria is increasing and the city does not have a place where these individuals can be housed and receive the guidance they so desperately need. A Safe Haven facility for seven or eight of these individuals will begin to address this need.

With the current city and state budget situation, the City should pursue every opportunity to access funding to support the needs of these individuals. Up to \$750,000 is available from HUD, with renewal funding available each year, for a permanent supportive housing facility. The City should support the Community Services Board (CSB) use of the ARCH property so the maximum amount of HUD funding may be obtained.

The CSB has a proven track record in managing and operating residential properties for individuals with mental health, mental retardation, and substance abuse issues. This wealth of experience and competence will be invaluable in accessing the HUD funding.

It is very difficult to locate a project for consumers with mental health and/or substance abuse problems, much more difficult than for foster youth, the other very worthy option being considered by the City for the ARCH property. The third option being considered by the City, selling the property for affordable housing, would mean a loss of a City owned property desperately needed to serve those Alexandria citizens who, without the City's help, are unable to care for themselves. My experience with the Saint Clement's Overflow Winter Shelter indicates that many, if not most, of these individuals are Alexandria residents appearing year after year. Many of them have jobs but require additional counseling and simply cannot afford any housing in the City.

I urge you to seriously consider using the ARCH property to assist the chronic street population of Alexandria.

Sincerely,

Harrison B. Williams
3617 Oval Drive
Alexandria, VA 22305



WHITMAN-WALKER CLINIC

June 6, 2003

The Honorable Kerry Donley
City of Alexandria
301 King Street, Room 2300
Alexandria, Virginia 22314

Dear Mayor Donley,

On behalf of Whitman-Walker Clinic of Northern Virginia (WWC/NOVA), I am pleased to offer this letter of support for the Community Service Board (CSB) request to provide shelter to the homeless population in Alexandria.

The CSB has a unique opportunity to access up to \$ 750,000.00 in HUD funds through use of the City's ARCH property for a permanent supportive housing project. This would permit the CSB to provide a Safe Haven home for the most difficult-to-serve homeless population – those individuals living on the street with serious health issues, i.e., mental health and/or substance abuse, HIV/AIDS and pneumonia.

Staff members are active in the Health Care Task Force which is part of the Homeless Services Coordinating Committee (HSCC) and as Director of Whitman-Walker Clinic in Northern Virginia (WWC/NOVA), well recognized as the largest community-based AIDS service organization that provides a broad array of cost-effective services to Persons Living with HIV/AIDS throughout northern Virginia, including short-term financial assistance to pay for rent, mortgage and utilities expenses for our clients in case of emergencies. In this role we have witnessed HIV/AIDS individuals facing homelessness, struggling with their health issues and unable to get medical and other services needed.

The CSB has a proven track record in managing and operating residential properties for consumers with mental health, mental retardation, and substance abuse, demonstrating competence which will be invaluable in accessing the HUD funding.

We are advocates for housing homeless individuals and hope that the city will retain the ARCH property which is a great financial option that will allow the City to save on acquisition and /or rehabilitation costs that otherwise would be deducted from the amount of HUD funding. It is critical that the city maintain this property for this population.

WWC/NOVA looks forward to further strengthening our long-standing collaborative relationship.

Sincerely,

/Signed/

Sally A.S. Michael

Director

Whitman-Walker Clinic of Northern Virginia

Administration
1407 S Street, NW
Washington, DC 20009
202-797-3500
TDD 202-797-3547
FAX 202-797-3504

**Elizabeth Taylor
Medical Center**
1701 14th Street, NW
Washington, DC 20009
V/TDD 202-745-7000
FAX 202-745-0238

Max Robinson Center
ML King, Jr. Ave., SE
Washington, DC 20020
V/TDD 202-678-8877
FAX 202-678-8099

**Northern Virginia
Regional Site**
5232 Lee Highway
Arlington, VA 22207
703-237-4900
TDD 703-237-3115
FAX 703-237-5757

**Suburban Maryland
Regional Site**
New Hampshire Ave.
Suite 411
Pena Park, MD 20912
301-408-5000
TDD 301-439-0733
FAX 301-439-2983

Dear Mayor Donely:

In earlier communications with you, Mary Riley has made a compelling case for use of the city's property at Wythe and Columbus as permanent supportive housing for a number of our chronic homeless.

I agree with Mary. We cannot simply ignore these citizens.

The potential exists for significant HUD funding. We, as a community, should do what we can to secure that funding and use it to help those citizens least able to help themselves.

Sincerely,

Mike Diffley

ALIVE! Executive Board Member

RE: June 10 Council Meeting, ARCH Property

June 2, 2003

The Honorable Mayor Kerry J. Donley
Alexandria City Council Members
City Hall
301 King Street, Room 2300
Alexandria, VA 22314

Dear Mr. Mayor and Council Members,

I am writing to request that you support the development of a federally funded Safe Haven in Alexandria. It is my understanding that your support will best be expressed by voting to make available the Alexandria Residential Care Home (ARCH) for use as a Safe Haven.

The requested use of the ARCH property would help to ensure that the City of Alexandria Continuum of Care remains competitive as it attempts to secure the \$750,000 in incentive funds the Department of Housing and Urban Development (HUD) is offering for Safe Haven projects which have the relevant characteristics of permanent housing. Moreover, and beyond the mere financial incentive, there is a substantial body of evidence that indicates this will be both an effective and an efficient use of resources:

- • Permanent supportive housing ends homelessness. Approximately 80% of homeless people with disabilities who are given the opportunity to move into supportive housing stay for a year or more, and many who leave move to independent settings.
- • Supportive housing saves money. Supportive housing reduces costs for emergency room and hospitalizations by more than 50%, while increasing earnings from employment. A recent study found that supportive housing can achieve community-wide savings of more than \$16,000 a year per person in the use of public health services, hospitals, shelters, and jails.

People who experience chronic homelessness have significant disabilities and are often homeless for years at a time. Permanent supportive housing – housing with services – helps them move from the streets and shelters into safe secure housing, and provides them with the opportunity for recovery. As indicated by the recent point-in-time survey, the chronic homeless population in Alexandria is on the rise. Supporting a Safe Haven facility would demonstrate not only that you appreciate the responsibilities of civic governance, but – more importantly – would help to save the lives of some of our most vulnerable neighbors.

Congress and the Administration have set a goal of ending chronic homelessness in 10 years. The development of a Safe Haven – housing and supportive services for people who experience chronic homelessness – would truly help to ensure that this goal is met. I solicit your support in this important endeavor. Ending chronic

homelessness will improve our communities and the lives of the people who experience it every year.

Sincerely in Christ,

Steve Luteran

Executive Director

Catholic Charities of the Diocese of Arlington

Please address any electronic correspondence to:

Ryan K. Lovett
Housing Coordinator &
Disaster Relief Coordinator
Catholic Charities Diocese of Arlington
200 North Glebe Road, Suite 506
Arlington, VA 22203
(703) 841-3822
FAX (703) 841-3840
rlovett@ccda.net
<http://www.ccda.net/>
UNITED WAY #8055

Dear Mr. Mayor and Members of City Council,

I am writing in support of using the ARCH property as a Safe Haven for homeless individuals and to urge City Council to give this option serious consideration. I understand that DHS has another proposed use for this facility – a foster home for youth. However, the ARCH property appears to be a better choice for the Safe Haven and there are other options for the youth foster home that deserves careful consideration.

There are three compelling reasons for locating the Safe Haven at the ARCH property.

1. The availability of HUD funding in the amount of up to \$750,000 annually on a continuous basis to support a permanent facility for the chronically homeless. Given the cutbacks at all levels of government (local, state and federal), this is an excellent opportunity to bring additional federal funds into the community.
2. It would be difficult to find another property in Alexandria for this particular use, and delays in establishing a Safe Haven could jeopardize HUD funding. The ARCH property has the advantage of being owned by the City and being zoned for a social service use.
3. The ARCH property, a 10-bedroom facility, could be licensed for 4 foster youth or 8 adults. The ARCH property would be underutilized if the City decides to use it for foster youth. Given its size, it makes more sense to use it to house 8 adults. The ALIVE! House, a 4 bedroom facility in Old Town, is a promising option for the foster home, as would be the supervised apartments offered by the Community Services Board.

Currently there are no services for homeless individuals who suffer from mental illness, and some of whom are also struggling with substance abuse issues. These chronically homeless adults cannot use the existing shelters. The establishment of a 7-8 bed Safe Haven is a high priority of both the Homeless Services Coordinating Committee and the Community Services Board, and is clearly spelled out as a high priority in the **Five Year Consolidated Housing Plan**. We are currently in the fourth year of the Five-Year Plan and we have made little progress in meeting this priority.

In summary, a decision to use the ARCH property as a Safe Haven gives us the opportunity to meet this priority; to access federal funds; and to fully utilize the space.

Thank you for your consideration.

Sincerely,

Carol Freeman

Dear Mayor Donley,

I am writing to request that Council seriously consider a Community Services Board use of the ARCH property. Assuming that ongoing HUD funding is available, CSB usage will be a step toward the 'continuum of care' that is so needed in our City and it will not impact our ongoing housing budget.

Sincerely,

Jon Liss
TWSC, Director

I strongly support the CSB proposal for the ARCH property. As a provider for homeless services for several years the need for a Safe Haven has been apparent for a long time. I believe it is now an urgent need. The CSB has an excellent record in maintaining permanent and supportive housing and the possibility of HUD funding makes this proposal reasonable and attractive. I urge you to vote yes on the CSB proposal.

Rita Brown

June 2, 2003

City Hall
301 King Street Room 2300
Alexandria, VA 22314

Dear Mr. Mayor and Council Members,

I am writing on behalf of the Alexandria Public Health Advisory Commission (APHAC) to support the consideration of the ARCH property (716-718 North Columbus Street) for use as permanent supportive housing.

Currently, there is no available housing in Alexandria for difficult-to-serve, unsheltered homeless persons who are unable to access the shelter system due to mental illness and/or substance abuse. Council has the opportunity with the ARCH property to make available a "homelike" setting that already meets zoning requirements for a program which research has shown gets results. Clients in similar (permanent supportive housing) programs have rejoined the community as productive citizens.

A decision for permanent supportive housing would also be consistent with the federal Healthy People 2010 goal to reduce the proportion of homeless adults who have serious mental illness (SMI). The midcourse report on this goal notes that "New approaches developed over the past 10 years provide ways to lower the number of persons who are homeless and who also have SMI. Using persistent patient outreach and engagement strategies, service providers are helping homeless persons with SMI connect with mainstream treatment systems. Treatment alone, however, is not enough. *Once permanent housing is located* (emphasis mine), appropriate mental health and social supports can help persons with mental illness remain off the street."

APHAC is certainly aware of the challenge of finding property in Alexandria in response to stringent (zoning) criteria established for the protection of both clients and neighbors. Such a search can take years. APHAC feels strongly that the convergence of a recent rise in the number of unsheltered, chronic homeless and the availability of substantial on-going funding from HUD to address this unmet need in our city makes the best option that of permanent supportive housing.

Thank you for your careful consideration of this matter.

Sincerely,

Lori Cooper
Chair



CATHOLICS FOR HOUSING

www.catholicsforhousing.org

10056 Dean Drive

Manassas, VA 20110-4115

(703) 330-1541 FAX (703) 330-1542

email cath4hss@verizon.net

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Executive Director

June 2, 2003

TO: The Honorable Mayor Kerry Donley - mayoralx@aol.com
Vice Mayor William C. Cleveland - billclev@comcast.net
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Councilwoman Del Pepper - delpepper@aol.com
Councilwoman Joyce Woodson - council@joycewoodson.net
Councilman David Speck - dspeck@aol.com
Councilwoman Claire Eberwein - eberweincouncil@comcast.net

Dear Mr. Mayor and Council Members:

Catholics for Housing, Inc., strongly supports the proposal that the Community Services Board (CSB) use the City-owned ARCH property on North Columbus Street as a Safe Haven for the chronically homeless. This property is already zoned for social service use and provides an efficient means of addressing a very serious issue for our community: the chronically homeless. Our support for this proposal is based on the following:

- CSB has a proven track record in managing and operating residential properties for those with mental health, mental retardation and/or substance abuse issues. Their current inventory includes 10 group homes and 53 condominiums/apartments.
- HUD has recently disclosed that jurisdictions applying for supportive housing funds to address the chronic street population will be eligible for bonus funding up to \$750,000. This funding is renewable each year. This proposal provides maximum funding opportunity from HUD for the needs of the most disenfranchised citizens of Alexandria.
- Applications that are based on collaborative efforts and that address underserved needs are very attractive to HUD. The Homeless Services Coordinating Committee is a collaborative of 39 businesses, non-profits, and city agencies and advocates addressing the needs of the homeless in Alexandria. Supportive housing for the chronically homeless population is desperately needed in Alexandria. Last January, the survey found 113 chronically homeless in Alexandria, an increase from 85 found in 2002.
- An average of 32 individuals per month are on the CSB's Residential Services waiting list for some form of CSB housing. The need for supportive housing will continue to increase as funding sources shrink and



Increasing affordable housing options in Northern Virginia since 1979



with the “rising tide of released inmates” as reported in a recent Washington Post article.

- The chronically homeless can turn their lives around once a secure, safe home is provided and a trust with treatment workers is established. CSB has proven their approach works. Their successes at Columbus & Wythe are a shining example.

Catholics for Housing, Inc., (CFH) is a non-profit organization with a 24-year history of preserving, renewing and expanding housing opportunities for those in need in the Northern Virginia area. CFH supports the Community Services Board planned usage of the ARCH property.

Sincerely,

Christopher A. Johnston, ACSW, CSWM
Executive Director

I am sending this message to urge the City Council to designate the ARCH property at 716 Columbus St. for a Safe Haven facility for the homeless in Alexandria. Funding for running the program is available right now from HUD, so all the city would need to do is provide property for the program.

I am the Coordinator of the Blessed Sacrament Overflow Hypothermia shelter run in conjunction with Carpenter Shelter's Hypothermia program. I am also a volunteer at Carpeneter's Hypothermia program. During my efforts supporting the homeless of Alexandria, I have worked with a number of the City's chronic homeless. As you know, chronic homelessness has a number of causes that are difficult to combat, including drug and alcohol abuse and mental illness. There is a strong need for us to do more to help these chronically homeless men get back on their feet to be able to live productive lives on their own.

One thing I do know: these men could easily be our fathers, brothers or sons. Many are trying to be or stay employed. Several have had careers that have since gone sour. They are children of God that deserve and need our compassion and help.

They are not thriving now. They live in danger every day from violence, hunger and exposure. It may be easier to tell ourselves that they don't deserve help because their plight is of their own making. But where would anyone of us be if we had not been helped along the way or steered down the right path. We can't give up just because these men have not enjoyed our good fortune.

Right now there is precious little being done to provide a helping hand to the chronic homeless of our City. Establishing a Safe Haven could allow for an intensive treatment opportunity that could put the homeless back on track. Since there are so few appropriate sites that could be used for this purpose, I urge you to seize the opportunity presented by the ARCH property. Let's do all we can to help get our fathers, brother and sons off the streets for good.

Thanks a lot for your consideration.

Gregory J. Vogt
voice: (202) 719-3240
fax: (202) 719-7049
email: gvogt@wrf.com

Dear Mayor Donley and Members of the Alexandria City Council,

I write to urge your favorable consideration of using the existing ARCH property for the establishment of a permanent supportive housing facility for some of our most problem-burdened residents. As proposed by the Community Services Board (CSB), such use of this facility already utilized by social services would maximize the type and location of needed services. And, by using ARCH (or another CSB property, such as the Columbus & Wythe facility) for sheltering homeless individuals who are unable to use the existing shelter system would open the possibility to obtain much needed support from the Department of Housing and Urban Development (HUD) for addressing chronic homelessness.

As a past president and long time member of the ALIVE! Board of Directors, I also want to voice my support for the possibility of using the Payne Street ALIVE! House for Alexandria youth who are aging out of foster care. Youth at this age, and foster children in particular, are very vulnerable and helping them transition to becoming adults and responsible citizens by stabilizing their housing situation is critical.

Thank you for your favorable consideration of the CSB proposal.

Ken Naser
Kenneth D. Naser
603 N. Naylor Street
Alexandria, Virginia 22304

Dear Mayor Donley, Vice Mayor Cleveland, Mayor-elect Eulle, and members of the City Council,

You soon will have the opportunity to decide the best use for the city's ARCH property at 716 N. Columbus Street, with three attractive options as a supportive housing project under the Community Services Board, as a facility for foster youth, or sale for affordable housing.

We (Susan and Bruce Thompson) ask you to decide in favor of use as a CSB supportive housing project. We have been city residents for over 25 years, worked with Bill Noonan to set up the Blessed Sacrament and Carpenter's Shelters, served in the Low-Income Housing Committee, NAMI, and Friends of the AMHC, and have a son with schizophrenia. We are thus familiar with the issues you face, and sympathetic with all the options, as you decide how best to use city property to help the most vulnerable of our fellow residents.

Mary Riley's e-mails have provided you with the reasons why supportive housing for the homeless is the best option for the ARCH property. Mary is, we believe, absolutely correct. In particular, please bear in mind that:

- such use allows the city to access \$750K (renewable) from HUD;

- it opens the way for creation of a Safe Haven at the Columbus-&-Wythe house, which is a top priority of Alexandria's Homeless Services Coordinating Committee;

- it uses the CSB, with its experience and ability, to get the funds and manage the property;

- it addresses the most difficult problem, which is funding and locating housing for people with mental health and substance-abuse problems, thereby freeing you to consider other options for the more tractable issues of affordable housing and placing foster youth; and

- it makes fullest use of the 10-bedroom property, since it permits housing 8 consumers and staff, while licensing requirements would allow housing only 4 foster youth.

There is a growing list of mentally ill Alexandria residents waiting for assisted housing. Some of them are on the street, and are so ill that they can only be housed in a Safe-Haven. We ask you to listen to Mary and the CSB's reasoning, and provide the ARCH property for permanent supportive housing.

– Signed,

Bruce and Susan Thompson
902 Peele Place
703-751-7943

Dear Mr. Mayor and Council Members,

As the former Director of the Alexandria Community Shelter, and a long time member of the Alexandria Homeless Services Coordinating Committee, I would like to tell you how much I support the CSB in their request to use the ARCH Property for permanent supportive housing.

I have reviewed the letter from Mary Riley to you and the documents supporting her recommendations. I feel the CSB has the best of all possible plans. Alexandria foster youth will lose nothing by Alexandria accepting the CSB's proposal. If their proposal is accepted not only will the foster youth be served, but homeless individuals who do not meet the criteria for admittance into the homeless shelters in Alexandria would also be served.

I support CSB's option for use of the ARCH property that would be for the CSB to move the consumers currently at the Columbus & Wythe property to the ARCH location and utilize the Columbus & Wythe property for a Safe Haven. The CSB is correct in stating that right now, there is no place within Alexandria for these hard to serve individuals to be housed and receive the services they so desperately need.

Thank you for your time,

S Britt Mangus

Dear Mr. Mayor and Council Members,

I have been made aware of the discussion concerning the options for the use of the ARCH property and urge you to allow the Community Services Board to use it for permanent supportive housing. The CSB has a good record in managing and operating residential properties for consumers with mental health, mental retardation, and substance abuse issues. This experience and competence will be invaluable in accessing critical HUD funds which are available at this time, and facilitating the establishment and maintenance of the program.

Our city has a sizeable and growing population of disenfranchised citizens who desperately need the involvement and support of their city to live safe and viable lives. Successfully accomodating this population makes our entire city a better place to live and work and is a moral imperative that must be met. We are fortunate to have viable alternatives for the other at-risk population, our youth, such as those options suggested by the CSB and ALIVE!. That population stands to benefit from the community stability afforded by the use of the ARCH property for a Safe Haven project.

On another note, if you have not had time to meet with CSB Acting Chair, Mary Riley, to discuss the situation, please do. Mary has dedicated a great deal of time and energy to serving this population for several years, she has "done her homework," and is a reasonable and thoughtful individual committed to the good of Alexandria. I wholeheartedly support her recommendation to you that Council approve CSB's use of the ARCH property.

Meredith S. Wade
207 Woodland Terrace, 22302
703-836-3951

On Tuesday night, the Council will face an important decision regarding the ARCH property on North Columbus Street. I appreciate the concern that Council members have for affordable housing, for children leaving foster care, and for those on the streets. I am working to increase the amount of affordable housing in our city, and sit on the Advisory Committee for Friends of Alexandria's Child, a group that assists foster care kids. However, I write to ask that you vote in favor of conveying the property to the Community Services Board, to be used as a Safe Haven.

A Safe Haven is the number one priority of the Community Services Board. The Homeless Services Coordinating Committee identifies a Safe Haven as the main missing element in Alexandria's continuum of care. This priority is part of the city's Consolidated Plan for Housing and Community Development. Over the past few years CSB and homeless advocates have worked tirelessly to find a Safe Haven. There have been close calls and difficult negotiations, and all the while our homeless population has grown. The availability of the ARCH property, combined with Federal funding that CSB can obtain, make it essential that Council seize this opportunity immediately. We will not have another option like this.

CSB has a distinguished record in locating and operating group homes. It is one of the accomplishments that I mention as I speak to groups about affordable housing. I use it as an example of what is possible when dedicated professionals and volunteers work at a hard problem. We all understand that siting a facility for street people is basically impossible, but we don't always remember that the record of operation for our group homes is extraordinary. (On this point, I am concerned that CSB was not involved by the City earlier in this negotiation.) This property is well-located to provide a haven for street people. Successful operation of the Wythe Street property should be a strong assurance to Council Members that they can select this option with confidence of benefits to residents and no harm to neighbors.

Creating good housing policy and implementing that policy occasionally leads to hard choices. Given all the factors, I believe that conveying the ARCH property to CSB for Safe Haven use is actually an easy choice. It's by far the best use of financial resources, it meets a clear and continuing need, and it serves our neediest citizens. Please vote for Safe Haven on Tuesday.

Thank you, Nancy Carson

**ALIVE! House
ALIVE! Inc.
125 South Payne Street
Alexandria, VA 22314**

Kerry Donley
Mayor, City of Alexandria
301 King Street, Room 2300
Alexandria, VA 22314

June 3, 2003

Dear Mayor Donley:

Let's take advantage of this opportunity to provide shelter for more of Alexandria's citizens; let's use the ARCH property at 716-718 North Columbus to provide a Safe Haven for those dually diagnosed with mental illness and substance abuse. Our Consolidated Plan for Housing says we want to take care of the hardest to serve, the "street people". Let's make this plan a reality. Let's make Alexandria the Compassionate City.

The Arch property is suited to serve these individuals. Funding is available through the HUD grant. The cost to the City would be much less than the alternative plan, a home for foster youth. Young people, aging out of foster care, can be served at ALIVE! House - we have one in residence now. We can accommodate more youth than the North Columbus site can - and at no extra cost to the City. Our Shelter Director, LaRue Barnes, is experienced and well-qualified to supervise and provide mentors for these adolescents. ALIVE! and its volunteers are ready to offer them support and compassion.

If we lose this opportunity to provide permanent supportive housing for our street people, when will it come again? Will these homeless people continue to walk our streets, stand on our corners, and mock our good intention to help them? An intention that is never put into action. A plan that doesn't materialize. CBS knows how to manage a home for the dually diagnosed - let's give them the opportunity NOW.

Sincerely

Susanne Arnold
Chair, ALIVE! House Committee

Dear Mayor Donley:

I am writing in support of the establishment of a Safe Haven in Alexandria. Through my involvement with the ALIVE House shelter, which began in the 1980's, I have been very aware of the needs of the homeless in Alexandria. I know that the City of Alexandria placed a priority on the establishment of a Safe Haven four years ago in its Consolidated Plan for Housing.

There are several reasons to seriously consider and support the establishment of a Safe Haven now.

* It is very difficult to site a Safe Haven facility. The ARCH property is available at 716/718 N Columbus Street. The fact that this property is available at the same time that up to \$750,000 renewable annual funding is available from HUD is such a remarkable opportunity that it would be most unfortunate to disregard and lose both.

* The Community Services Board (CSB), with a proven track record of managing and operating residential properties for individuals with substance abuse, mental health and mental retardation issues, is interested in managing the property. The CSB experience in property management, mentoring and community outreach should ultimately alleviate the community concerns about the location.

* The most recent study (January, 2003) of the homeless in Alexandria showed that the number of chronic homeless in our city is increasing while the numbers of unsheltered families is decreasing. This is evidence that the needs of the chronic homeless in Alexandria need to be addressed soon.

* The alternate plan under City consideration for the ARCH property (a residential property for youth aging out of foster care) would allow only four youth to be housed at the site. As a Safe Haven the bed capacity would allow for eight individuals to reside at the site, allowing better utilization of the property.

* Studies have shown that vulnerable, chronic homeless individuals have been able to benefit from small, homelike, non-institutional settings that have a strong emphasis on mentoring and support.

In conclusion I urge the City of Alexandria to support a CSB use of the ARCH Street property at 716/718 N. Columbus Street as a Safe Haven. A Safe Haven would begin to address the needs of the chronic homeless in Alexandria, and the City would be able to take advantage of an available location, renewable annual funding opportunities and CSB management. At the same time I feel the City should continue to explore a plan to provide a residential support program for youth aging out of foster care at a different site.

Yours truly

Patrice Tighe
301 Summers Drive
Alexandria, Virginia 22301

JUNE 5, 2003

THE HONORABLE MAYOR KERRY DONLEY
CITY HALL, ROOM 2300
301 KING STREET
ALEXANDRIA, VA 22314

DEAR MR. MAYOR,

I WRITE IN SUPPORT OF THE ALEXANDRIA COMMUNITY SERVICES BOARD OPTION OF USING THE ARCH PROPERTY FOR A SAFE HAVEN. WITH THE CHRONIC PROBLEM OF INCREASING NUMBERS OF STREET PEOPLE (113 PERSONS IN THE JANUARY 2003 COUNT ALL OF WHOM MAY HAVE SEVERE MENTAL ILLNESS AND POSSIBLY SUBSTANCE ABUSE ISSUES) WHO NEED HOUSING TO RECEIVE TREATMENT THEY SO DESPERATELY REQUIRE TO RECOVER, THE ARCH PROPERTY WOULD SERVE AS A SAFE HAVEN FACILITY FOR 8 OF THESE INDIVIDUALS AND BEGIN TO ADDRESS THIS NEED. I UNDERSTAND THAT UP TO \$750,000 IS AVAILABLE FROM HUD WITH RENEWAL FUNDING AVAILABLE EACH YEAR FOR A PERMANENT SUPPORTIVE HOUSING PROJECT SUCH AS SAFE HAVEN. I ASK THAT YOU SUPPORT THE CSB USE OF THE ARCH PROPERTY SO THAT THE MAXIMUM AMOUNT OF HUD FUNDING CAN BE OBTAINED, AND THE HOMELESS PEOPLE WITH SEVERE MENTAL ILLNESS AND POSSIBLY SUBSTANCE ABUSE ISSUES CAN RECEIVE THE CARE AND TREATMENT THEY NEED TO RECOVER. THANK YOU.

JIM GLADDEN

A CONSUMER MEMBER, ALEXANDRIA COMMUNITY SERVICES BOARD

June 5, 2003

The Honorable Kerry Donley, Mayor and City Council Members
301 King St., Rm. 2300
City of Alexandria
Alexandria, VA 22313

Dear Mayor Donley and City Council Members

I urge you to convey the ARCH property to the Alexandria Community Services Board (CSB). CSB ownership will provide the greatest benefit to the City, particularly to meet long-term affordable housing for Alexandria's most needy citizens. Based upon a long positive record, we know that CSB will be a "good" neighbor to all.

I know that you are considering several uses for the ARCH property. While an attractive thought, selling the ARCH property to low-income families would provide the least long-term benefit to needy citizens. Up to two families would be assisted, then possibly none there after. This option also relinquishes what is already a publicly owned property that is badly needed. As you know, property acquisition for low-income individuals or families is problematic and virtually prohibitive financially.

The proposal to use the property for foster care is another option. It is hard to turn away from that request. However, there are viable options to meet the important foster care needs. There is also greater public acceptance for accommodating foster children in alternative locations.

I recommend the third option -- convey the property to CSB. The City might include a proviso that shortly after the conveyance, CSB and the City will work out the best use of the property, because the final use is not completely settled. As you know, CSB is considering several uses for the ARCH property. Included are a Safe Haven, a possible exchanged use with another nearby property, or an as yet undefined low-income housing use.

By providing the ARCH property to CSB it is certain that it will be available to up to eight needy Alexandrians. It can be used soon, as the property is already zoned and permitted for social service use. We know that it will be managed exceedingly well given the excellent thirty year CSB record. Over time, many more than eight people will benefit. As residents are assisted by CSB and move upward or elsewhere, the property will continue to be available to more Alexandrians. Finally, ownership by CSB could enable them to apply for substantial additional outside resources for future residents at the ARCH site or another property.

I have deliberated on how to sign this letter. It could be as a homeless advocate. Having worked on the needs of the homeless at the local and Federal levels for many years, I'm certain that CSB's ownership of the ARCH property will result in a needed addition to the City facilities to assist the homeless. Or I might sign it as the Chair of the Alexandria Interfaith Coalition for a Habitat Home, a fifteen church coalition that is building a home at 1112 Princess St. for a low-income family. I'm committed to low-income home ownership, but that goal will be achieved in other places. Or I might sign as the Co-Chair of Housing Action, which is working with the City and others to create a stronger approach to preserving affordable housing in Alexandria. Instead, I sign this letter in my most basic capacity as a member of the Westminster Presbyterian Church. Providing the ARCH property to CSB for assistance to our most needy citizens is the correct thing to do.

Thank you for your thoughtful consideration.

Sincerely yours,

James E. Hoben
Coordinator for Local Ministries

June 4, 2003

To the Honorable Mayor, Vice Mayor and Members of the Alexandria City Council,

As a provider of mental health services for over 20 years in Virginia and Maryland I became acutely aware of the need for programs that would provide the necessary support to help individuals who were homeless and experiencing substance abuse problems "get off the streets"--and stay off the streets. For years we experimented with a series of projects and interventions that would make this goal a reality. Over the last ten years I have had the privilege of watching, what some might call, miracles happen. Through HUD funding that supports the residential, outreach and case management components in a program referred to as the Safe Haven model, hundreds of individuals have been provided with the resources to identify their personal strengths and networks of support to grow and participate as active citizens again--as opposed to remaining shadows of people wandering on the edges of the sidewalks or sleeping in between buildings or down side alleys. These are the "street people" many of us walk by everyday-- and hope that no eye contact will be made as we go on with our lives. These are the SAME people, that when given the support to "get off the streets" will contribute back to our community in meaningful ways. I have read reports that the "long-term" street population in Alexandria is increasing (113 persons found in January 2003 count) and the City does not currently have a place where these individuals can be housed and receive the treatment they so desperately need. A Safe Haven facility for 7 - 8 of these individuals will begin to address this need. And more than that will give these 7-8 folks an opportunity for a "new beginning". With the current City and State budget situation, the City should support every effort to access funding to support the needs of our most disenfranchised citizens. Up to \$750,000 is available from HUD, with renewal funding available each year, for a permanent supportive housing project. The City should support the CSB use of the ARCH property so that the maximum amount of HUD funding can be obtained. I wanted to share my thoughts on this matter, as I have worked closely with the Alexandria Homeless Task force and the Alexandria CSB on this issue. Investing in a Safe Haven for the community is an investment that will pay off year after year after year. If you have any further questions, please do not hesitate to call me.

Nancy Mercer
703-532-3214

With the current City and State budget situation, the City should support every effort to access funding to support the needs of our most disenfranchised citizens. Up to \$750,000 is available from HUD, with renewal funding available each year, for a permanent supportive housing project. The City should support the CSB use of the ARCH property so that the maximum amount of HUD funding can be obtained.

Dear Mayor Donley and Council Members,

I am writing to support the CSB proposal for the use of the ARCH property. As a fairly recently arrived resident of Alexandria, I have been very impressed by Alexandria's network of social services, and by the city government's commitment to supporting them. In all of my contacts with the Dept. of Human Services, I also have been very impressed by both their competence and compassion, and by the way in which all of the provider organizations, both city, religious, and private, seek to work together to meet needs and avoid duplication of services. Our church (the Old Presbyterian Meeting House) seeks to work through these organizations or through referrals by DHS in providing direct aid to those in need.

But there are gaps in the system. Shortly after I arrived here, our Associate for Community Ministries told me about a gentleman who comes by from time to time looking for assistance, a gentleman who for various reasons is not permitted to come to Carpenter's Shelter. He immediately came to mind when I heard of the CSB proposal to create a Safe Haven. I'm sure that this gentleman spends many nights on the street, and it saddens me that our city does not have a place for him to call home.

I know that the type of people that would be housed in a Safe Haven make many of us nervous. Many people with severe mental illness or substance abuse issues are difficult to be around. But they are nevertheless citizens of our city, human beings deserving of dignity (or, in the language of my faith, beloved children of God). I strongly believe we have a responsibility to try to meet their needs.

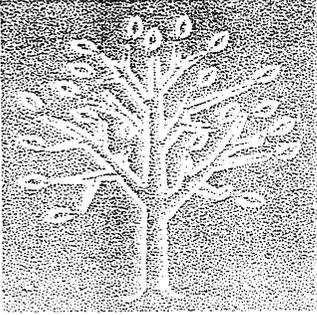
I know that you have received many other communications laying out the reasons in favor of designating the ARCH property for use by the CSB. I would simply emphasize the opportunity to access HUD funds, the maximizing of the space for use by 8 people instead of 4 foster youth, the current zoning of the ARCH property for social services, and the strong and immediate need for a Safe Haven facility. Because neighborhoods are often concerned about what it might mean to welcome this type of home into their neighborhood, I would also remind the council of the CSB's strong record of managing group homes.

It is always hard to welcome citizens who are difficult to be around. But I believe it is the right thing.

Thank you,

Ann Herlin

Associate Pastor for Mission and Adult Education
Old Presbyterian Meeting House
(703-549-6670)



2723 King Street, Alexandria, VA 22302
alivetoo@aol.com www.alive-inc.org

Phone: 703-837-9300
Fax: 703-837-9399

ALIVE!

Alexandrians Involved Ecumenically

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- Zion Baptist Church*

**A United Way/Combined
Federal Campaign
Agency # 8352**

June 6, 2003

The Honorable Kerry Donley, Mayor and City Council Members
City Hall
301 King Street, Room 2300
Alexandria, VA 22314

Dear Mr. Mayor and Council Members,

At a meeting of the ALIVE! Board of Directors on June 3, 2003, the Board voted overwhelmingly to support the Community Service Board (CSB) use of the ARCH property on North Columbus Street. As you are aware, ALIVE! (Alexandrians Involved Ecumenically) is composed of representatives from 39 religious congregations in our City. We have worked with low-income Alexandrians for over thirty years and we know how crucial it is to have a Safe Haven to provide services to our unsheltered homeless population.

The Board talked about the importance of the Foster Youth Mentoring Program. There are many options for the placement of this program, including the use of the ALIVE! House, which we hope you will consider when you are making your decision.

We urge you to support the CSB use of the ARCH property. Your vote can make a critical difference for the chronic homeless Alexandrians who live on our streets.

Sincerely,

Donald P. Burchell
President
ALIVE! Board of Directors

CC. Philip Sunderland, City Manager
Jackie Henderson, City Clerk

Dear Mayor and Council,

I would like to add my voice for the support of CSB's proposal for a Safe Haven at the ARCH facility. The chronic, mentally ill, substance-abused homeless are at the bottom rung of our community and as of January 2003 they number 113 strong in Alexandria- up sharply from a year ago. David's Place provides for their daily needs for Alexandria's street people but a Safe Haven is a proven effective method of getting them off the street permanently and into stable environments. CSB with their excellent record in managing and operating residential properties for the mentally ill and/or substance abuse is willing and able to run a Safe Haven. Up to \$750,000 is available from HUD with renewable funding available each year. All that is needed is a property and 716/718 N. Columbus Street is an ideal facility for such an operation.

It would be a shame for the City to let go of this property even for affordable housing use. It will be extremely difficult for the City to acquire a similar type property in the future and with the escalating housing market - such a facility will almost be impossible to obtain.

The need for a foster care facility can be met in a variety of ways. Housing the youth in the 10 bed-room ARCH property would be an under utilization of an asset as only 4 youth could stay any given time due to licensing restrictions.

A Safe Haven has been a top priority in the strategic objectives in the City's Consolidated Plan for Housing for the last four years. Please take advantage of this opportunity to address this critical need.

Thank you for your attention.

Andrea McNicholas
Housing Action
Affordable Housing Advisory Committee

Dear Mr. Mayor and Council Members,

I am sending this email to urge you to support a Community Service Board (CSB) use of the ARCH property at 716/718 North Columbus Street.

In the winter of 1982/83, a small group of people led by Bill Noonan opened a shelter for homeless men in the Blessed Sacrament Church basement. For the next five winters, up to seventy men received a hot meal and a warm, safe place for the night. As you are aware, Carpenter's Shelter has continued this program in our community since 1988.

Ten years later, in June 1993, David's Place opened its doors as a day program for chronically homeless individuals. Mayor Patsy Ticer stepped forward and allowed another small group of people to start a pilot program for a day shelter at Carpenter's Shelter. This day program is named in honor of the biblical David who conquered the giant, Goliath, because the people served have so many Goliaths in their own lives to conquer. As one of the founders of David's Place, I well remember how difficult it was to receive approval for this program. The chances for success seemed remote at times but now it is a model program for Alexandria's unsheltered homeless individuals.

Another very unique opportunity presents itself today.

- A property, which could be suitable for a Safe Haven for eight chronic, unsheltered homeless persons, has become available.
- Renewable funding from HUD for up to \$750,000 will support the program financially on an on-going basis. If the CSB does not have control of a property when they apply for the HUD funding, their chances of securing funding for the Safe Haven will be severely reduced. With the HUD funding, the CSB option offers the most economical use of this city-owned property.
- A Safe Haven can address the mental health and sometimes co-occurring substance abuse issues, which have denied unsheltered homeless individuals a normal existence. Some of the same homeless people who began coming to David's Place ten years ago are still homeless today. Many are life-long Alexandrians, having been born, raised and attended school here.
- The CSB has years of experience and a long-established record of competence in managing and operating residential properties throughout our City. We can be confident the Safe Haven will be a well-run facility and a good neighbor.
- The critical need for a Safe Haven has been documented by both the CSB and the Homeless Services Coordinating Committee. In addition, Safe Havens have been operating successfully in other Northern Virginia jurisdictions for years.

Even though I am supporting the CSB use of the ARCH property, I recognize the need and advantages of a facility for foster youth in our community. With the assurance of greater neighborhood acceptance, there are many possible options for the foster youth mentoring program. It would be far more difficult to locate a site for a Safe Haven.

As our Mayor and Council Members, you have a rare opportunity to change the lives of these struggling people who have no voice but whose needs are extraordinary. I urge you to vote for the CSB proposal for the use of the ARCH property.

Sincerely,

Catherine C. Thompson
3613 Oval Drive
Alexandria

Dear Mayor Donley, Mayor Elect Euille, Council, City Manager and Staff:

I serve on the Board of Carpenter's Shelter and I am a member of Alexandria's Affordable Housing Advisory Committee. I am writing in support of CSB's request to use the City Owned property at Columbus and Wythe for a "safe haven". The proposal from CSB would create a desperately needed safe haven for the chronically homeless who suffer from mental health and substance abuse problems, and resist any treatment. Therefore, they are not eligible for residency at Carpenter's shelter, and only occasionally utilize the David's Place day shelter facility. For the most part, these people remain on the street. As I understand the program put forth by CSB, up to eight (8) of these chronically homeless individuals will be housed at the safe haven. There will be 24/7 staffing with a guarantee that a staff member will be awake at all times. I also understand that once these chronically homeless enter the safe haven, past experience suggests some of them take steps to change their situation, and agree to treatment for their problems. The CSB proposal also appears to be thorough, and includes a proposed funding mechanism, which does not require substantial support from the City.

The availability of the this property appears to be a "once in a decade" opportunity to create a safe haven without exorbitant expenditures for housing. I make this recommendation with the hope that any concerns from the adjacent neighbors are addressed. I further make this recommendation with the understanding that other worthy proposals for the use of this property have been put forth. Yet I remain convinced that the best use, at this time, is the CSB proposal.

Jeremy Flachs
1521 Oronoco Street
Alexandria, VA 22314

703-354-7700

June 4, 2003

Dear Mr. Mayor and Council Members,

As Co-Chair of the Homeless Services Coordinating Committee's Health Care Task Force, I am writing this letter to urge you to support the Community Services Board's (CSB) use of the ARCH property for a permanent supportive housing project. Not only would the CSB's use of the City's ARCH property allow the CSB to access up to \$750,000 in HUD funds, funding that is available on an on-going basis, but it would also be an important step in providing services to a frequently overlooked, growing population that is difficult to serve.

I'm sure you are as aware and concerned as I am about the serious health care issues faced by the City of Alexandria's homeless population. When coupled with serious mental illness and /or substance abuse, providing comprehensive treatment for homeless individuals becomes an even greater challenge. Allowing the CSB to use the ARCH property for a permanent supportive housing project is a significant opportunity for the City of Alexandria to address the complex needs of the homeless population in this area.

Although there are several groups who are interested in the ARCH property for the clients they serve, the CSB's commitment to addressing the treatment needs of the homeless population is evident through their exceptional work with consumers at the Columbus & Wythe property. By supporting the CSB's use of the ARCH property, the CSB's work can continue, expanding in scope to include the most vulnerable, difficult-to-serve members of the homeless community.

I earnestly encourage you to seize this opportunity by supporting the CSB's use of the City's ARCH property.

Thank you.

Alexandra F. Binswanger
Co-Chair, Homeless Services Coordinating Committee's Health Care Task Force



June 3, 2003

Dear City Council Members and City Manager:

For more than fifteen years, Carpenter's Shelter has been an integral part of the City of Alexandria's response to homelessness. Each year, Carpenter's serves more than 700 homeless or formerly homeless individuals which includes the most vulnerable members of society – chronically homeless individuals who are living on the streets, under the bridges or in the parks of Alexandria and children whose parents are without permanent housing. Through five inter-related programs, Carpenter's Shelter has developed a continuum of care that strives to coax individuals to leave outdoor living and enter its emergency shelter where the roots of homelessness are addressed and eventual independent living is achieved. Each year, more than 200 individuals graduate from our largest program, our emergency shelter, and become productive members of the community.

As Carpenter's has evolved from a men-only winter emergency to a year-round residence that houses up to fourteen families, our primary focus has increasingly shifted to attacking the causes of family homelessness. Over the years, our case management has intensified and rules for shelter living have increased to include employment, required counseling, and escrow accounts. While these rules and programs help account for our success in resident self-sufficiency and have greatly improved the lives of our children; **Carpenter's Shelter is conscious that we are doing little to offer chronically homeless individuals any permanent housing solutions.**

A safe haven would be a permanent housing solution for chronically homeless adults who have no permanent place to lay their heads. These individuals, during very inclement weather, often utilize our hypothermia program and for 180 days sleep on a floor mat with other adults. During the other half of year, they sleep outdoors wherever they feel the least threatened by nature or man.

We have worked closely with the Alexandria Community Services Board (CSB) since our inception. On a daily basis, Carpenter's coordinates with CSB's professional staff on assessing and developing service plans for homeless persons with mental illness and/or substance abuse/addiction problems. CSB collaborated with us when we answered the City's call for a day-shelter for chronically homeless individuals. These individuals often access our drop-in day shelter to take care of basic needs (toilets, showers, food, storage.)

Just yesterday, while in the day-shelter, I asked a long-time day shelter couple about their current living conditions. They told me that because the ground was too saturated they have been sleeping wherever the ground was dry, a patch of concrete "here or there". Both had been in our emergency shelter before but returned to street living because there is no place they could afford to live. One works, the other is disabled. As I write this, our day-shelter has closed for the day and I am watching this couple evaporate into the streets, very slowly as she can barely walk. They are ideal consumers of safe-haven housing.

On Tuesday, June 10th, the CSB is attempting to fill a desperate need in Alexandria by requesting permission to use City-owned property for a safe haven.

We support the CSB's request for a safe haven and commend the City for being proactive in finding solutions to end chronic homelessness.

Sincerely yours,

Frances Becker
Executive Director
Carpenter's Shelter

Carpenter's Shelter, "*more than just a roof.*"
930 N. Henry St. Alexandria, VA 22314
(703) 548-7500
www.carpentersshelter.org

I wish to add my voice to many others who are expressing concern for chronically homeless Alexandrians: specifically, those consumers with mental health and/or substance abuse issues. As this population increases, the need for a haven where these individuals can feel safe and receive the treatment they require becomes even more urgent. Designating the Arch property for this use would maximize available funding, as only four foster youth could be housed under current licensing, while twice that number of the street population could be accommodated at one time. The Community Services Board has a proven 30-year track record of managing such residential properties. Without the city's help, these individuals are unable to care for themselves. I strongly urge you to support this proposal for use of the Arch property. It is right thing to do.

Sincerely,

La Rue S. Barnes, Director
ALIVE! House

To the Mayor and City Council:

We hope that you will vote to use the ARCH property as the Community Service Board has recommended: to serve unsheltered chronic homeless persons. This help is critical for a group of people who lead desperate lives now, but with City assistance, may be restored to a normal existence. If they are left to their own means, most are on a downward path. Please take this humane action.

Doris and Don Mela

THE ALEXANDRIA PUBLIC HEALTH ADVISORY COMMISSION

Deborah Bombard, PA

Lori Cooper

Jerome Cordts, PhD

Rae Grad, PhD

John Klousia, MD

Colleen Mahoney

Fay Menacker, PhD

Rika Maeshiro, MD

Richard Merritt

Rita Mullen, PhD

Mary Riley

Nicholas Peake

June 6, 2003

City Hall Room 2300
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor and Council Members,

I am writing on behalf of the Alexandria Public Health Advisory Commission¹ (APHAC) to support consideration of the ARCH property (716-718 North Columbus Street) for use as permanent supportive housing.

Currently, there is no available housing in Alexandria for difficult-to-serve, unsheltered homeless persons who are unable to access the shelter system due to mental illness and/or substance abuse. Council has the opportunity with the ARCH property to make available a "homelike" setting that already meets zoning requirements for a program which research has shown gets results. Clients in similar (permanent supportive housing) programs have rejoined the community as productive citizens.

A decision for permanent supportive housing would also be consistent with the federal Healthy People 2010 goal to reduce the proportion of homeless adults who have serious mental illness (SMI). The midcourse report on this goal notes that "New approaches developed over the past 10 years provide ways to lower the number of persons who are homeless and who also have SMI. Using persistent patient outreach and engagement strategies, service providers are helping homeless persons with SMI connect with mainstream treatment systems. Treatment alone, however, is not enough. *Once permanent housing is located* (emphasis mine), appropriate mental health and social supports can help persons with mental illness remain off the street."

APHAC is certainly aware of the challenge of finding property in Alexandria in response to stringent (zoning) criteria established for the protection of both clients and neighbors. Such a search can take years. APHAC feels strongly that the convergence of a recent rise in the number of unsheltered, chronic homeless and the availability of substantial on-going funding from HUD to address this unmet need in our city makes the best option that of permanent supportive housing.

Thank you for your careful consideration of this matter.

Sincerely,

Lori Cooper
Chair

¹ Representatives of the Emergency Medical Services Council, the Community Services Board, the Alexandria Medical Society, the INOVA Alexandria Hospital Board, the Alexandria Dental Society, and the Alexandria Chapter of the Red Cross

Dear Ms. Henderson,

I write briefly to express to city council, through your office, the perspective I have on the use of the ARCH property on Columbus Street, which has the potential of serving critical needs of one of three populations: young adults, first-time home owners, or the homeless. As an appreciative home owner myself, I know the advantages to the beneficiaries of the second option. As a parent of two preadolescents, I know the value of the first option – youths need a stable base for them to develop into productive citizens. It is for the shelter of the homeless, though, that I'm asking council to use the ARCH property.

By voting for its use as a "Safe Haven", well managed by the Community Services Board, council will send a message that the most vulnerable and overlooked amongst us are priority. This is a collective moral obligation, to be discharged courageously. Please take the action to make the "Safe Haven" a reality.

Michelle Conn
703 212 8489

Dear Kerry:

Throughout your years as mayor, you have always supported efforts to improve the lives of children, and you are leaving a warm legacy that will last a long time. Sometimes it is not obvious how best to help children, however, and I believe the utilization of the ARCH property is one of these.

In these years on the School Board I have seen how closely knit our city is, and it is a wonderful thing to have a real community. Such a community as ours cannot be sustained without attention to "the least of these," and that surely is the helpless and homeless people who need the safe haven facility. We will be able to find and acquire foster youth facilities far more easily than a safe haven facility for the homeless. All our children will benefit from living in the kind of community that cares for people who are living on the very edge of life itself.

There are practical reasons as well:

- the funds that will be available for the safe haven facility that may not be available otherwise;
- the fact that the siting of a safe haven facility in a completely new spot will be far more difficult to arrange -- not only because of the money, but also other issues such as zoning;
- the use as a safe haven is closer to previous use: from lodgings for the indigent elderly to homeless adults is less of a change than from the former to foster youth; and
- the number of foster youth who can be taken care of at this facility is disproportionately small.

I hope you will decide to allow the CSB to use the ARCH as a safe haven. I am proud to be part of a community that cares... and to be able to explain how much we all care to my children.

Sally Ann Baynard

James Edward Ablard

18 West Del Ray Ave
Alexandria, VA 22301
703-980-4654
eablard@ablard.com

June 7, 2003

Councilman William Cleveland et al

Dear Bill:

Well, bigotry had raised its ugly head again in the case of community reluctance to go along with refitting of housing in the 700 Block of North Columbus Street. The CSB has identified this site for homeless who may at once both be substance abusers and mentally ill. (dually diagnosed) Research has shown that dually diagnosed can be helped once they are physically secure and able to establish trust treatment workers. This is the same argument that Thurgood Marshall made in Brown v. Board of Education.

I have personal experience in working with a successful organization providing day care to psychotic members of the Northern Virginia Community. I helped found several residences for the mentally ill in nice communities. I helped in a small way one Vietnam Veteran break his addiction to booze and take his medication. He later reclaimed his honor and at the same time gave his life saving one who had fallen on the tracks in front of a METRO train. Treatment helps.

The City already has an investment in realstate that can be renewed and revitalized. The Federal money, \$750,000 will be spent to ameliorate any community impact. There will be round the clock staff on the premises with Community Services Board backup.

In the rotation for siting community services this area of the city ranks almost at the top. The option is where not if.

This matter will be on the council agenda for a vote on June 10. I hope you will personally go to your other council members and make this or any other argument to them.

Yours truly,

Ed Ablard

Sue M. Capers
311 Wolf Street
Alexandria, Virginia 22314

June 1, 2003

The Honorable Kerry Donley, Mayor
and City Council Members
301 King Street
Room 2300
Alexandria, Virginia 22314

Dear Mr. Mayor and Members of Council,

I am writing to urge your support for the Community Service Board (CSB) proposal for the establishment of a Safe Haven at the ARCH property or at another CSB location (e.g., Columbus and Wythe) by moving consumers from an existing CSB location to the ARCH property. I cannot overemphasize the desperate need for housing and services for mentally ill homeless adults. As a direct service volunteer and member of the Virginia Coalition for the Homeless for some twenty years I have seen the trauma of life on the streets for the mentally ill. I have seen the results of abuse and injury, and mourned those who died from violence or neglect.

I have also witnessed the healing process when safe housing, and supportive services are in place. With acceptance of this proposal that healing process will begin. Studies have shown that a permanent, secure and structured setting are essential to assist mentally ill persons reach stable and productive lives.

Finding, funding, and servicing housing for any homeless person is tough. For homeless mentally ill persons it is even tougher. The opportunities before you are unprecedented. The property is already city-owned, and already appropriately zoned to serve as a Safe Haven, providing 24-hour support and supervision to mentally ill individuals. Funding for this use is available through HUD. Experienced, successful management resources are in place through the Community Services Board. A broad-based coalition of informed, involved, experienced social service and homeless advocates and workers have all agreed that the use of the ARCH property (or Columbus and Wythe) is well suited to serve as a Safe Haven. And the need for a Safe Haven is critical.

Homeless mentally ill individuals in Alexandria have no other place to go. The decision you are making concerns people, not property. In the absence of other facilities, you are deciding whether the mentally ill citizens of Alexandria should receive supportive housing, or live out on our streets.

Using this facility as a Safe Haven will not be popular among many, and making this decision may be difficult for some. But making difficult decisions is the responsibility of leaders, and protecting our most vulnerable citizens is the obligation of our government.

As you consider the use of the property, I ask you to consider these questions, as well:
If you will not support the rights of homeless mentally ill citizens, who will?
If homeless mentally ill Alexandrians aren't provided a Safe Haven through use of the ARCH property, where will they live and receive the services they need?
Critical components of a successful model of support for homeless mentally ill individuals are all now at hand: the property, the funding, and the staff are available to the citizens of Alexandria. If you cannot support a Safe Haven now, when will you address the needs of these constituents? How much longer must they suffer on our streets, and how many might die there in the meantime?

Please don't hesitate to contact me if I can give further information or testimony to assist you in making your decision.

Sincerely,

Sue M. Capers
Coordinator for Public Policy
Virginia Coalition for the Homeless

I am writing to urge you to vote for the Community Services Board use of Alexandria's ARCH property and to seize this unique opportunity to access Department of Housing and Urban Development funds to serve our most difficult-to-serve homeless population with a safe haven residence.

I have been involved with the homeless community in Alexandria for more than twenty years, first at Blessed Sacrament Catholic Community and later at Carpenter's Shelter. As an active volunteer I have come to know many of the individuals who represent the long-term homeless population.

While working on Carpenter's strategic plan with other social service providers and several key city staff, it became apparent to me that there are gaps in the continuum of care that is a goal of all involved in the provision of social services. One critical gap is the lack of appropriate housing for those individuals who have manageable mental health or substance abuse problems but are not well enough to live without some supervision.

Recently, in addition to my usual front desk volunteering at Carpenter's, I began volunteering at David's Place, Carpenter's daytime drop-in program for the unsheltered homeless. Many of David's Place clients are the target population for the safe haven program. Often they are not careful with their medications and live in situations where substance abuse is common. The ARCH property coupled with HUD funding offers a unique opportunity to pilot test a new approach.

I want to take this opportunity to make it clear how much I appreciate what Alexandria is doing to overcome homelessness. Additionally, I cannot say enough about the dedication, professionalism and competence of the City staff working in this difficult area. My confidence in the City and its staff leads me to recommend this new program. Alexandria has been a state and national leader in homeless intervention. I urge you to accept this new challenge and opportunity.

Sincerely,
Kevin E. Heanue

To the Honorable Mayor and Members of City Council:

I write in support of the Community Services Board's proposed plan to convert the now-vacant Alexandria Residential Care Home (ARCH) into a "Safe Haven"-model group home for chronically homeless adults with serious mental illnesses and/or substance abuse disorders. As you know, this issue has been docketed for City Council consideration at its upcoming meeting on Tuesday, June 10.

The Safe Haven model of treatment offers the chronically homeless and seriously mentally ill person -- arguably the most difficult individual to treat -- the opportunity to receive services in an environment which enables them to slowly develop trust in their mental health worker. Very often, persons who have lived on the streets or in homeless encampments for many years develop an aversion to living among other people and to accepting even the most desperately needed social services; this aversion makes it next to impossible for them to ever again function as normal members of society. Safe Havens have been successful at addressing these issues in other communities across the country, including locally in Fairfax and Arlington counties. Here in Alexandria, there are virtually no resources available with which to serve the significant needs of this population; as such, both the Community Services Board and the Alexandria Homeless Services Coordinating Committee have identified the development of a Safe Haven as a top priority for the past several years. The location of the ARCH, which is just a few blocks' walk from the Mental Health Center, and the fact that it has been operating as a social service use on that site for a number of years, make it highly attractive for the development of a Safe Haven.

The current availability of the ARCH facility, coming as it is nearly simultaneously with the availability of federal funding through the U.S. Department of Housing and Urban Development for the creation of Safe Havens, provides a wonderful opportunity for the Alexandria community to fulfill this objective. Given the economic environment in which the City currently operates, as a community we cannot afford to let this opportunity slip away. I strongly urge you to support the Community Services Board's proposal.

Sincerely,

Rhonda Thissen
118 East Clifford Avenue
Alexandria 22305
703-548-0927

Dear Mayor and Council Members,

I am writing in support of the proposal by the Community Services Board to renovate the ARCH property into a Safe-Haven facility.

I have worked with a number of homeless populations over the years, as a volunteer in soup kitchens; providing health assessments and screening of children in a shelter for battered women; supervising nursing students on mobile vans delivering care to homeless women, men, and children.

They amaze me. Their spirit, their warmth, their resilience.

It seems to me, the rest of us could do better by them.

It is a tragedy that **any** of our citizens and neighbors must wander from street corner to park bench because they do not have a safe place to live, a place they can claim as a home.

The proposal developed by the CSB to house some of the most vulnerable homeless in a protected and caring environment at the ARCH property is a sound one. It allows for potential housing of a number of needy residents of our city, not only these fragile individuals, but also youth who are searching for a safe place to live as well.

You and I are fortunate. We do not have to worry about where we sleep at night; how cold it may be; how safe it may be.

We're, therefore, free to worry about others.

I wish you strength, clarity, and courage in your deliberations.

Respectfully,

Jennell P. Charles, RN, PhD
Executive Director,
Alexandria Neighborhood Health Services, Inc.

Dear Mr. Mayor and Council Members:

I urge you to seriously consider a Community Service Board use of the ARCH property at 716-718 N. Columbus Street for a permanent supportive housing project.

It just makes sense since the CSB can access up to \$750,000 from HUD per annum to support a permanent supportive housing facility at the North Columbus Street location, and the number of people served will be greater than some of the other options.

Sincerely,
Peggy Ashbrook
212 Guthrie Avenue
Alexandria, VA 22305

June 8, 2003

The Honorable Mayor Kerry Donley, Vice Mayor William C. Cleveland and Members of Council:

RE: June 10 Council Meeting, ARCH Property

My purpose in writing is to urge your support of a Community Services Board use for the City's ARCH property located at 716-718 N. Columbus Street. I understand that the CSB wishes to use the City-owned property for a Safe Haven facility to house 8 chronically homeless individuals. I also understand that this would enable the CSB to access up to \$750,000 annually from HUD to support the facility, with no on-going cost to the City.

As you know, the chronic street population in Alexandria is increasing and the City does not have a place where these individuals can be housed and receive the treatment they desperately need. To address this problem, for over four years, the Homeless Steering Coordinating Committee's has as one of its most critical priority objectives the development of a 7 - 8 bed "Safe Haven" facility for persons currently living on the street who are unable to use the existing shelter system, usually due to a combination of severe mental illness and substance abuse issues. The goal is to provide these difficult-to-serve chronically homeless persons a place of refuge where they might be coaxed off the street to live in a clean and safe setting and, hopefully, over time, to accept treatment.

Our CSB has a proven 30-year track record of managing and operating residential properties for consumers with mental health, mental retardation, and substance abuse issues. Their current inventory includes 10 group homes and 172 beds in 53 condominiums/apartments. This wealth of experience and competence will be invaluable in accessing HUD funding for the facility.

Accordingly, I strongly urge Council and the City to be proactive in their efforts to address the needs of Alexandria's most vulnerable citizens. Please support this most appropriate use of the City-owned ARCH property.

Sincerely,

Barbara A. Gilley
Member, Virginia Board for People With Disabilities
145 Century Dr. #5101
Alexandria, VA 22304
703-751-2782 (phone/fax)
703-303-9302 (cell)

I am writing as a long-time Old Town Alexandria resident to encourage the Council to house and treat mentally ill homeless people at a Safe Haven facility. I understand an ARCH property at 716-718 N.Columbus Street is potentially available for this sort of service. I also understand that the Community Services Board has experience in operating and running residential properties in Alexandria and I urge you to agree to their running a Safe Haven at the Columbus Street address.

Thank you.

Patrick Grasso and Ann Matikan

June 9, 2003

The Honorable Mayor Kerry Donley
Vice Mayor William C. Cleveland
Councilman William D. Euille
Councilwoman Del Pepper
Councilwoman Joyce Woodson
Councilwoman David Speck
Councilwoman Claire Eberwein

Dear Council Members,

My name is Ali Pierucci and I am the Director of Transitional Housing for The Salvation Army of Alexandria. Weekly, I receive desperate phone calls from individuals (or their advocates) who are homeless and do not qualify for any of the existing Housing/Shelter options in the City of Alexandria.

I am writing as a representative of The Salvation Army to encourage you to designate ARCH property for CSB use (A Safe Haven) as permanent supportive housing for these consumers who suffer from extreme mental illness and/or severe drug and alcohol addiction.

A Safe Haven is a 7-8 facility for the difficult-to-serve, unsheltered homeless persons who are unable to use the existing shelter system.

Once in stable housing these individuals can be helped and will begin to build a foundation for their futures as residents of Alexandria.

As you know up to \$750,000 is available from HUD, with renewal funding available each year, for a permanent supportive housing project. By supporting the CSB use of the ARCH property the maximum amount of HUD funding will be obtained and used to serve others in need.

By creating a Safe Haven all of the residents of Alexandria will benefit. The potential consumers will begin to regain control over their lives and will become more productive and stable members of the Community.

I appreciate your consideration and hard work on this matter.

Please do not hesitate to contact The Salvation Army if you have any questions or concerns regarding this letter or any of our Programs.

Sincerely,

Ali Pierucci
Director of Transitional Housing
The Salvation Army
1804 Mt. Vernon Ave.
Alexandria, VA 22301
703-836-2427
alipierucci@yahoo.com

Dear Mayor-Elect Euille and members of the City Council:

I am writing in support of the Community Services Board's (CSB) proposal to utilize property owned by the City for a safe haven project for street homeless. The CSB has the opportunity to access hundreds of thousands of dollars of HUD funds to develop a much-needed, permanent Safe Haven for certain members of the City's homeless population.

This project would be located on North Columbus Street, and would enable the City of Alexandria to use federal money to address a significant problem in our city.

I believe that this project would serve a very specific problem and provide a desperately-needed service for some of the neediest people in Alexandria. I urge each of you to support this project.

Sincerely,

Barbara Albrecht
205 East Alexandria Avenue
Alexandria, VA 222301

Dear Mr. Mayor and Council Members,

I am writing in support of the CSB use of the ARCH property, so that individuals who are living on our streets may have access to shelter and other services. The CSB has made a compelling case for use of the property, notably on-going HUD funding of up to \$750,000, with no on-going cost to the City. The individuals who would be serviced by this Safe Haven have no other options. Please vote for this use and for *them* tomorrow, June 10th.

Yours sincerely,

The Reverend Anne Gavin Ritchie

Rector, Church of the Resurrection

Mayor Donley,

Knowing that you share the concern of so many Alexandrians that we treat our neediest citizens with justice and compassion, we ask you to try hard to find a way to utilize the ARCH property on N. Columbus so that Safe Haven can provide 8 more beds for the homeless most difficult to shelter. We know this is a difficult NIMBY issue but the whole community has much to gain besides a clearer conscience:

--It costs less--in dollars and in pain-- to prevent problems than to mop up after them

--The city can utilize \$700,000 from HUD

--The community is certainly safer when the addicted and mentally ill are plugged into city services.

--These folks need it. They are often well beyond the help that the best-intentioned family or friends can give them--if they are so fortunate.

Thank you for your consideration.

Mary Kay and Paul Schoen
5006 Taney Avenue
Alexandria, VA 22304

3947 Fort Worth Avenue
Alexandria, Virginia 22304
June 10, 2003

Dear Mayor Donley and Council Members,

It is my understanding that a recommendation for the use of the ARCH property housing for post foster youth will be considered this evening. Of course, the foster youth program is a most worthy cause and needs support, but it is also my understanding that alternatives are available for the foster youth program.

With full respect for the public hearing process which was followed and for the staff work and recommendation from the City Manager, I am writing you to support a request that this item be postponed. Since the time of the public hearing there are members of the community who have more recently become aware of the issue, and would like to explore alternative uses, including the possibility of a safe haven home. There is a need for such in our city and there is a Department of Housing and Urban Development (HUD) grant that may be available for the property.

Because the safe haven proposal would house eight individuals, the maximum permitted by City code, providing optimum utilization of the ARCH property, whereas the licensing requirements for foster youth would permit only four youth at one time to be served in the 10-bedroom facility, and because of needs in the city and the available HUD funds, it seems appropriate to explore further.

I appreciate your consideration of this request to again look at the use for the ARCH property.

Sincerely,

Mary Jo Johnson



Alexandria Commission on Persons with Disabilities

Voice 838-0710

Administration Unit No. 1
2525 Mt. Vernon Avenue
Alexandria, Virginia 22301

TDD 836-1493

June 10, 2003

The Honorable Mayor, Kerry J. Donley
and Members of City Council
City Hall, Room 2300
301 King Street
Alexandria, VA 22314

Re: June 10, 2003 Council Meeting- ARCH property

Dear Mayor Donley and Members of City Council:

I am writing on behalf of the Alexandria Commission on Persons With Disabilities to urge your support of a Community Services Board use for the City's ARCH property, located at 716-718 N. Columbus Street. We understand the CSB will use the City-owned property for a Safe Haven facility to house 8 chronically homeless individuals. I also understand that this would enable the CSB to access up to \$750,000 annually from HUD to support the facility, with no on-going cost to the City.

As you know, the chronic street population in Alexandria is increasing and the City does not have a place where these individuals can be housed and receive the treatment they desperately need. To address this problem, for over four years, the Homeless Steering Coordinating Committee's has as one of its most critical priority objectives the development of a 7 - 8 bed "Safe Haven" facility for persons currently living on the street who are unable to use the existing shelter system, usually due to a combination of severe mental illness and substance abuse issues, as well as other disabilities. The goal is to provide these difficult-to-serve chronically homeless persons a place of refuge where they might be coaxed off the street to live in a clean and safe setting and, hopefully, over time, to accept treatment.

Our CSB has a proven 30-year track record of managing and operating residential properties for consumers with mental health, mental retardation, and substance abuse issues. Their current inventory includes 10 group homes and 172 beds in 53 condominiums/apartments. This wealth of experience and competence will be invaluable in accessing HUD funding for the facility. Accordingly, we strongly urge Council and the City to be proactive in their efforts to address the needs of Alexandria's most vulnerable citizens. Please support this most appropriate use of the City-owned ARCH property.

The Alexandria Commission on Persons with Disabilities (ACPD) is composed of 17 voting and 9 nonvoting (ex-officio) members. Voting members are appointed by the City Council for 2-year terms. The ACPD provides advice to the Mayor, City Council, and City Manager on policies, programs and legislation affecting Alexandria citizens who have a disability; makes recommendations regarding the City's affirmative action plan; provides a forum for the expression of concerns and problems by persons with disabilities; and recommends corrective action. In its role as the local Disability Services Board, the ACPD conducts a comprehensive needs/service assessment every three years and administers the local Rehabilitative Services Incentive Fund (RSIF) to address identified, unmet needs and service gaps.

Thank you for your consideration of this matter.

Sincerely,

Barbara A. Gilley

Barbara A. Gilley, Chair

Alexandria Commission on Persons With Disabilities

145 Century Dr. #5101

Alexandria, VA 22304

703-751-2782 (phone/fax)

703-303-9302 (cell)

cc: Phil Sunderland, City Manager
Jackie Henderson, City Clerk